

Common Council

Agenda Item

Cover Sheet

MEETING DATE: April 9, 2024
☐ Previously Discussed Ordinance
☐ New Ordinance for Discussion
☐ Miscellaneous
☐ Transfer
ITEM or ORDINANCE: #2
ITEM or ORDINANCE: #2 PRESENTED BY: Attorney Jim Shinaver
-
PRESENTED BY: Attorney Jim Shinaver
PRESENTED BY: Attorney Jim Shinaver ⊠ Information Attached

Oasis at Hyde Park

Rezone and PD Ordinance Request

CITY OF NOBLESVILLE, INDIANA

April 9, 2024

Council Introduction - Noblesville City Council

Applicant: Grand Communities, LLC

Attorneys: Nelson & Frankenberger, LLC

Jim Shinaver, Attorney

Jon C. Dobosiewicz, Land Use Professional

(317) 844-0106

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- 1. Explanation of Request
- 2. Site Location Map
- 3. Color Site Plan
- 4. Townhome Architecture
- 5. Oasis at Hyde Park Preliminary Development Plan
- 6. CCPD Rezone Ordinance
- 7. Oasis at Hyde Park PD Ordinance

Grand Communities/Fischer Homes – Hyde Park Project Description

The applicant, Grand Communities, LLC ("Grand"), is seeking rezone approval and preliminary development plan approval (collectively the "Request") for two (2) parcels of real estate that consist of approximately fifteen and a half (15.5) acres which parcels are generally located south of and adjacent to Corporate Campus Parkway, east of Marilyn Road and north of E. 141st Street and are identified by the Hamilton County, Indiana's Auditor's Office as Tax Parcel Identification Numbers 13-11-22-00-007.201 and 13-11-22-00-007.301 (collectively, "Real Estate"). The Real Estate is shown on the Site Location Map included behind <u>Tab 2</u>.

The Real Estate is located within the area known as "Hyde Park" and the Real Estate is currently zoned Corporate Campus Planned Development District ("CCPD") and is within the 146th Street Corridor Subdistrict with the Land Use Type of Single-family / Multi-family / Commercial / Office / Flex.

The Request seeks to rezone the Real Estate to the "Oasis at Hyde Park Planned Development Ordinance" which will maintain the zoning classification of CCPD, but with a new Subdistrict designation of Mixed Residential and Land Use Type designation of Single-family / Multi-family / Commercial / Office / Flex Land Use in order to develop a for-sale townhome community to be known as "Oasis at Hyde Park".

Uses and zoning classifications that surround the Real Estate include: (i) to the north and northwest, across Corporate Campus Parkway, are various parcels that are undeveloped and zoned CCPD and within Subdistricts that permit commercial and other non-residential development; (ii) to the immediate east is a self-storage business and the Marilyn Ridge residential community, both of which are zoned CCPD; (iii) to the south are other undeveloped parcels that are within the Hyde Park area and zoned CCPD; and, (iv) to the west are additional parcels, some of which are undergoing development, that are also within the Hyde Park area and zoned CCPD.

As depicted on the Color Site Plan included behind <u>Tab 3</u>, the Oasis at Hyde Park community will consist of approximately seventy-four (74) 3-story, for-sale Townhomes to be built by Fischer Homes from their Midtown series of homes. The townhomes will range in square footage from 2,000 square feet to over 2,500 square feet and will primarily consist of 2-bedroom, 3-bedroom, and 4-bedroom units. Included behind <u>Tab 4</u> is the Townhome Architecture which shows varied roof lines, masonry, and siding. Grand and Fischer Homes anticipates average sales prices starting in the high \$400,000s, depending on home size and buyer amenity selections. Grand estimates, upon build-out and completion, its overall investment in this community may be approximately 40 million dollars.

Comprehensive Plan Statement

Hyde Park is a master-planned development of over 275 acres that includes a variety of businesses, shops, restaurants, residential options and recreational uses within walking and biking distance of Hamilton Town Center and other businesses. In addition, Hyde Park is creating over 160 acres of park and open space systems with over 2 miles of walking and biking trails.

The Oasis at Hyde Park proposal is consistent with the Hyde Park land use plan approved in 2021 which includes townhomes as a desired residential use on the subject Real Estate and the Oasis at Hyde Park community will provide an additional housing options within the overall Hyde Park area.

Associated with the Oasis at Hyde Park PD Ordinance request, is the Preliminary Development Plan (See <u>Tab 5</u>), including the landscape plan.

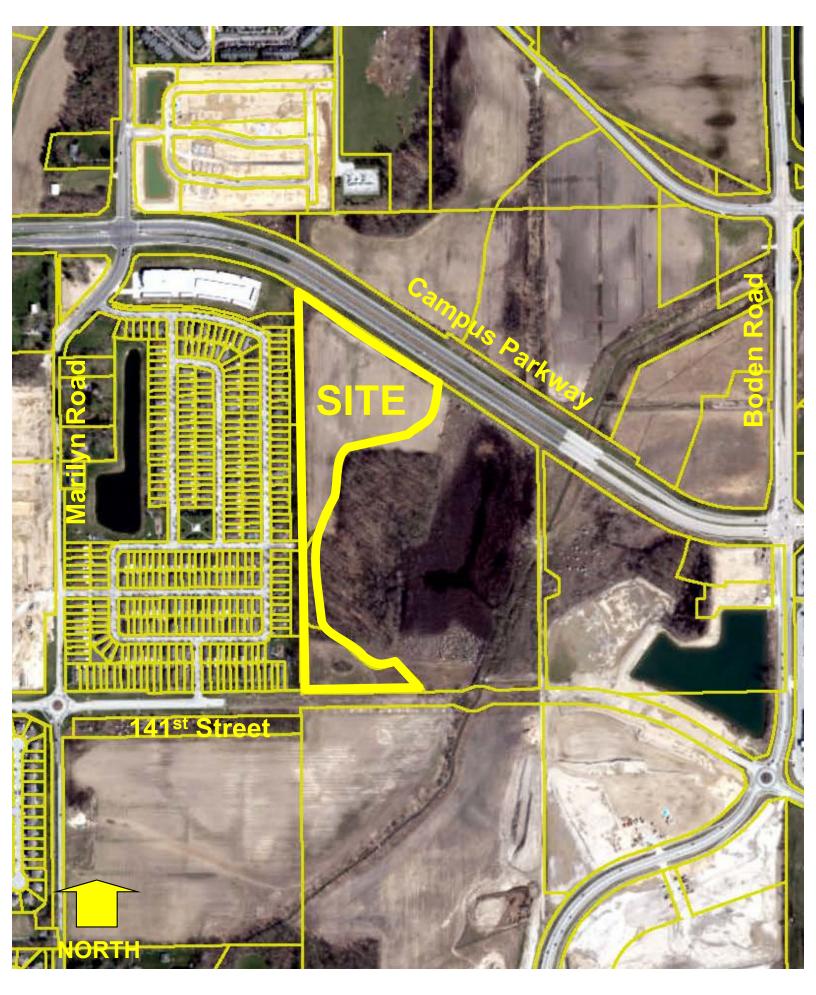
Finally, behind <u>Tab 6</u> and <u>Tab 7</u>, respectively, are the CCPD Rezone Ordinance and the Oasis at Hyde Park PD Ordinance.

We look forward to presenting this request at our Council Introduction meeting on April 9, 2024.

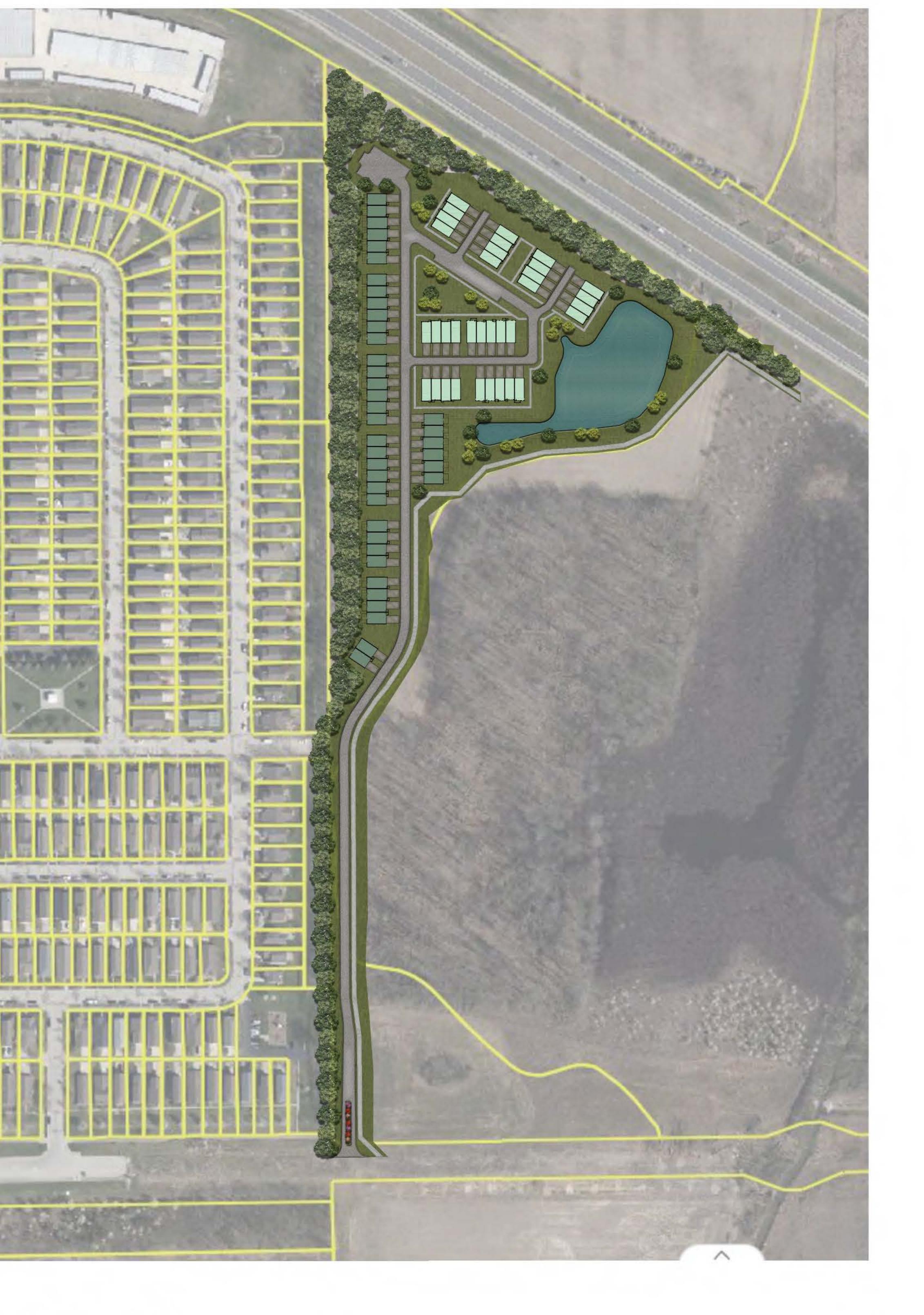
Respectfully submitted,

Jon Dobosiewicz

Jim/Shihaver



Fischer Homes SITE LOCATION MAP



Grand Communities, LLC





PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION

PROPOSED RIGHT SIDE ELEVATION

KIMLEY-HORN & ASSOCIATES 500 EAST 96TH STREET, SUITE 300 INDIANAPOLIS, IN 46240 CONTACT: JOHNATHAN MCWHORTER PHONE: (317) 912-4123 EMAIL: JOHN.MCWHORTER@KIMLEY-HORN.COM

DEVELOPMENT STANDARDS: SEE FISCHER PD ORDINANCE

UTILITY AND GOVERNING AGENCY CONTACTS COMPANY / DEPT. PHONE NUMBER CONTACT **JURISDICTION** CITY OF NOBLESVILLE 197 WEST WASHINGTON STREET 317-776-6353 SANITARY SEWER WASTEWATER NOBLESVILLE. IN 46060 **DEPARTMENT** 15227 HERRIMAN BLVD INDIANA AMERICAN WATER 317-900-4975 JOSHUA COX WATER COMPANY INC. | NOBLESVILLE, IN 46060 CITY OF NOBLESVILLE 16 SOUTH 10TH STREET, SUITE STREETS DEPARTMENT OF 317-776-6330 155 NOBLESVILLE, IN 46060 ENGINEERING CITY OF NOBLESVILLE 16 SOUTH 10TH STREET, SUITE **DRAINAGE** DEPARTMENT OF 155 NOBLESVILLE, IN 46060 ENGINEERING 100 SOUTH MILL CREEK ROAD **ELECTRICITY** 317-776-5365 MARC DILLER **DUKE ENERGY INDIANA** NOBLESVILLE, INDIANA 46062 16000 ALLISONVILLE ROAD NATURAL GAS CATHY MIESSEN **VECTREN ENERGY** 317-776-5537 NOBLESVILLE. INDIANA 46060 240 N. MERIDIAN STREET, 2ND TELEPHONE / AT&T - ENGINEERING FLOOR, ROOM 280 INDIANAPOLIS, 317-252-4267 **BRIAN PETERS** COMMUNICATIONS 6400 C STREET SW P.O. BOX 3177 FIBER OPTICS MCLEOD USA CEDAR RAPIDS, IA 52406

PROJECT TEAM					
ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	GRAND COMMUNITIES, LLC	6602 E. 75TH STREET, STE 400 INDIANAPOLIS, IN 46250	513-213-7890	rhayes@fischerhomes.com	ROBERT HAYES
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	500 E. 96TH ST., STE 300, INDIANAPOLIS, IN 46240	317-912-4129	john.mcwhorter@kimley-horn.com	JOHN MCWHORTER

DDA IEAT TEAM

AFTER HAVING GIVEN PUBLIC NOTICE OF THE TIME, PLACE, AND NATURE OF HEARING ON AN APPLICATION PENDING BEFORE THE NOBLESVILLE PLAN COMMISSION AND UNDER THE AUTHORITY PROVIDED BY STATE STATUE AND ALL ACTS AMENDATORY THEREOF, AND UPON FINDING THAT THIS SUBDIVISION PLAT IS IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS AS SERT FORTH IN THE UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF NOBLESVILLE, THIS PLAT WAS GRANTED APPROVAL BY A MAJORITY OF THE MEMBERS OF THE NOBLESVILLE PLAN COMMISSION AT THE MEETING HELD ON _____ DAY OF

PLAN COMMISSION

PRESIDENT - MALINDA WILCOX

SECRETARY - STEVEN R. HUNTLEY

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway

Future Conditions 1% Annual Chance Flood Hazard Zone X

(B) 20.2 Cross Sections with 1% Annual Chance

Base Flood Elevation Line (BFE)

--- Coastal Transect Baseline - Profile Baseline

Digital Data Available

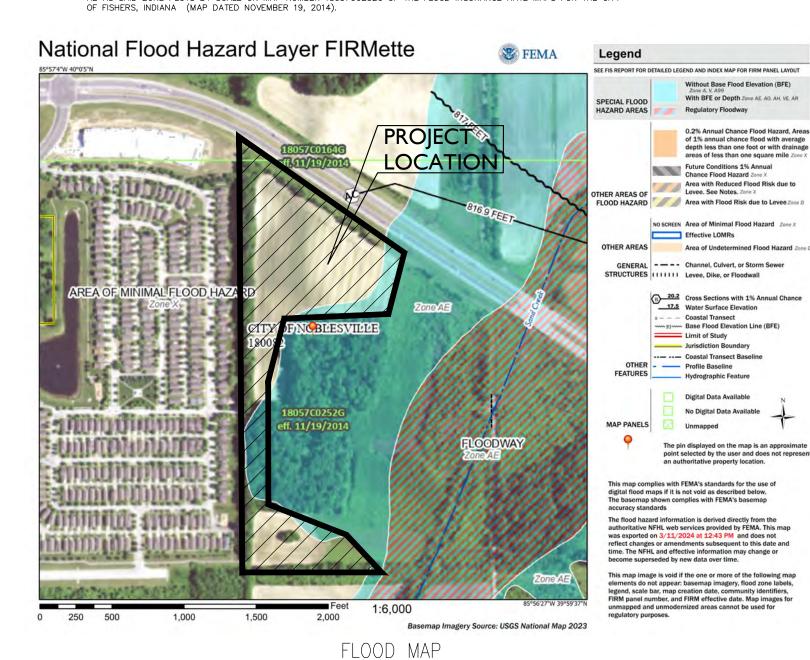
No Digital Data Available

The pin displayed on the map is an approximate

Jurisdiction Boundary

Unmapped

FLOOD STATEMENT: THIS SITE LIES PARTIALLY WITHIN FLOOD HAZARD ZONE X (UNSHADED) AND ALSO PARTIALLY WITHIN FLOOD HAZARD ZONE AE AS SAID ZONE PLOTS BY SCALE ON MAP NUMBER 18057C0252G OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY



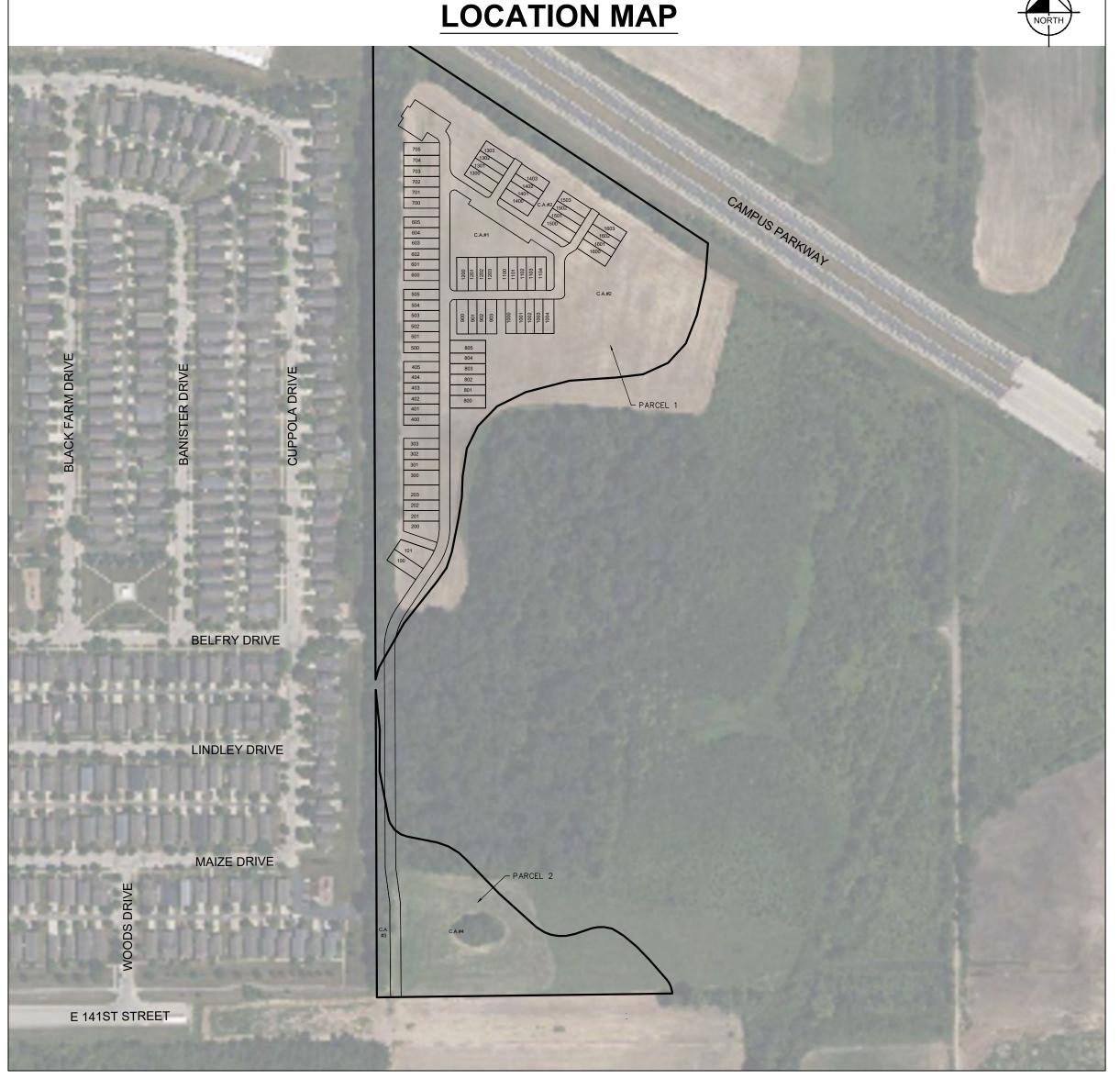
(N.T.S.)

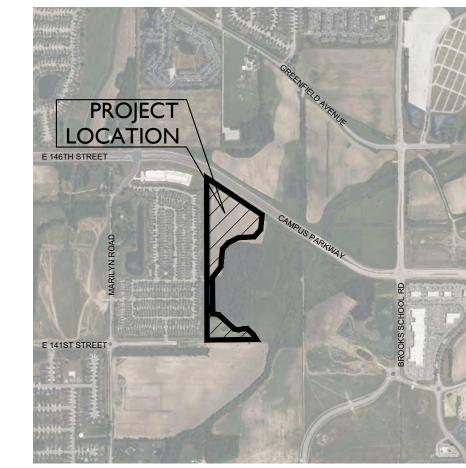


			Custom Soil Resour	ce Report
	MAP L	EGENI)	MAP INFORMATION
Area of In	terest (AOI)		Spoil Area	The soil surveys that comprise your AOI were mapped at
	Area of Interest (AOI)	6	Stony Spot	1:15,800.
Soils		in.	Very Stony Spot	Warning: Soil Map may not be valid at this scale.
	Soil Map Unit Polygons	9	Wet Spot	warning. Soil map may not be valid at this scale.
~	Soil Map Unit Lines	Δ	Other	Enlargement of maps beyond the scale of mapping can cause
	Soil Map Unit Points	**	Special Line Features	misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of
	Point Features	Water Fe	·	contrasting soils that could have been shown at a more detailed
ဖ	Blowout	-	Streams and Canals	scale.
DQ	Borrow Pit	Transpo	rtation	Please rely on the bar scale on each map sheet for map
美	Clay Spot		Rails	measurements.
0	Closed Depression	~	Interstate Highways	Source of Map: Natural Resources Conservation Service
\sim	Gravel Pit	-	US Routes	Web Soil Survey URL:
**	Gravelly Spot	15:00	Major Roads	Coordinate System: Web Mercator (EPSG:3857)
0	Landfill	1000	Local Roads	Maps from the Web Soil Survey are based on the Web Mercator
Λ.	Lava Flow	Backgro	und	projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the
4	Marsh or swamp	1	Aerial Photography	Albers equal-area conic projection, should be used if more
余	Mine or Quarry			accurate calculations of distance or area are required.
0	Miscellaneous Water			This product is generated from the USDA-NRCS certified data as
0	Perennial Water			of the version date(s) listed below.
20	Rock Outcrop			Soil Survey Area: Hamilton County, Indiana
+	Saline Spot			Survey Area Data: Version 24, Sep 1, 2023
2+2	Sandy Spot			Soil map units are labeled (as space allows) for map scales
-	Severely Eroded Spot			1:50,000 or larger.
0	Sinkhole			Date(s) aerial images were photographed: Jun 15, 2022—Jun
- 6	Slide or Slip			21, 2022
est.	Sodic Spot			The selection of the base of the selection of the selecti
gar.				The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

OASIS AT HYDE PARK

NOBLESVILLE, INDIANA PRELIMINARY DEVELOPMENT PLAN DOCKET#





VICINITY MAP

Sheet Li	st Table
Sheet Number	Sheet Title
C100	COVER SHEET
P100	PRIMARY PLAT
P101	PRIMARY PLAT
C200	SITE DEVELOPMENT PLAN
C201	SITE DEVELOPMENT PLAN
C300	EMERGENCY FLOOD ROUTING
C301	EMERGENCY FLOOD ROUTING
C400	EROSION CONTROL PLAN
C401	EROSION CONTROL PLAN
C402	EROSION CONTROL DETAILS
C403	EROSION CONTROL DETAILS
C404	EROSION CONTROL DETAILS
C500	SIGNAGE AND LIGHTING PLAN
C600	LINE OF SIGHT PLAN
C700	MAILBOX PLAN
C701	MAILBOX DETAILS
L100	PRELIMINARY LANDSCAPE PLAN

PROJECT INFORMATION				
TOTAL AREA	15.54 AC			
TOTAL LOTS	74			
DESIGN SPEED LIMIT	25 MPH			
TOTAL C.A. (OPEN SPACE)	10.8 AC± (69.5%)			
TOTAL R.O.W.	2.4 AC±			
DEVELOPABLE AREA	9.9 AC±			
DENSITY	7.5 UNITS/AC			
TOTAL LAKE AREA	0.87 AC			
PARKING SPACES PROVIDED	16 GUEST SPACES			

OASIS AT HYDE PARK

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE WEST LINE THEREOF SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST (BASIS OF BEARINGS) 415.19 FEET TO THE SOUTH LINE OF THE CITY OF NOBLESVILLE PER INSTRUMENT NUMBER 200600017144 EXHIBIT C-1 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST 1485.69 FEET TO THE WEST LINE OF THE LAND OF NOBLESVILLE PER SAID INSTRUMENT NUMBER 200600017144 EXHIBIT A-2; THENCE THE FOLLOWING TWENTY TWO (22) COURSES ALONG THE WESTERLY AND SOUTHERLY LINES OF LAST SAID INSTRUMENT EXHIBITS A-2 AND C-1; (1) NORTH 15 DEGREES 45 MINUTES 34 SECONDS EAST 28.24 FEET; (2) NORTH 29 DEGREES 29 MINUTES 35 SECONDS EAST 115.65 FEET; (3) NORTH 38 DEGREES 19 MINUTES 52 SECONDS EAST 120.34 FEET; (4) NORTH 34 DEGREES 39 MINUTES 09 SECONDS EAST 38.27 FEET; (5) NORTH 18 DEGREES 16 MINUTES 54 SECONDS EAST 38.27 FEET; (6) NORTH 11 DEGREES 16 MINUTES 41 SECONDS EAST 78.43 FEET; (7) NORTH 09 DEGREES 02 MINUTES 28 SECONDS EAST 47.07 FEET; (8) NORTH 02 DEGREES 12 MINUTES 14 SECONDS EAST 47.07 FEET; (9) NORTH 08 DEGREES 24 MINUTES 29 SECONDS EAST 64.63 FEET; (10) NORTH 26 DEGREES 28 MINUTES 14 SECONDS EAST 56.74 FEET; (11) NORTH 44 DEGREES 13 MINUTES 49 SECONDS EAST 62.61 FEET; (12) NORTH 63 DEGREES 30 MINUTES 53 SECONDS EAST 72.75 FEET; (13) NORTH 75 DEGREES 30 MINUTES 30 SECONDS EAST 103.50 FEET; (14) NORTH 86 DEGREES 04 MINUTES 39 SECONDS EAST 104.27 FEET; (15) NORTH 83 DEGREES 05 MINUTES 48 SECONDS EAST 62.21 FEET; (16) NORTH 65 DEGREES 44 MINUTES 51 SECONDS EAST 62.67 FEET; (17) NORTH 42 DEGREES 21 MINUTES 48 SECONDS EAST 59.79 FEET; (18) NORTH 21 DEGREES 25 MINUTES 00 SECONDS EAST 69.58 FEET; (19) NORTH 12 DEGREES 38 MINUTES 35 SECONDS EAST 88.13 FEET; (20) NORTH 04 DEGREES 08 MINUTES 52 SECONDS EAST 77.20 FEET; (21) NORTH 56 DEGREES 33 MINUTES 09 SECONDS WEST 778.31 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1332.39 FEET AND A CHORD BEARING NORTH 59 DEGREES 20 MINUTES 04 SECONDS WEST 129.34 FEET; (22) NORTHWESTERLY ALONG SAID CURVE 129.39 FEET TO THE POINT OF BEGINNING, CONTAINING

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN,

TOGETHER WITH:

PARCEL 2

HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE WEST LINE THEREOF SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST (BASIS OF BEARINGS) 1924.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST 697.84 FEET TO THE NORTH LINE OF THE CITY OF NOBLESVILLE PER INSTRUMENT NUMBER 200600017144 EXHIBIT A-5 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE THE FOLLOWING THIRTY TWO (32) COURSES ALONG THE NORTHERLY AND WESTERLY LINES OF LAST SAID INSTRUMENT EXHIBITS A-5 AND A-2; (1) NORTH 89 DEGREES 15 MINUTES 34 SECONDS EAST 670.73 FEET; (2) NORTH 01 DEGREES 24 MINUTES 10 SECONDS WEST 3.92 FEET; (3) NORTH 14 DEGREES 40 MINUTES 12 SECONDS WEST 12.89 FEET; (4) NORTH 25 DEGREES 37 MINUTES 50 SECONDS WEST 7.79 FEET; (5) NORTH 34 DEGREES 49 MINUTES 51 SECONDS WEST 9.58 FEET; (6) NORTH 41 DEGREES 09 MINUTES 52 SECONDS WEST 61.63 FEET; (7) NORTH 44 DEGREES 03 MINUTES 03 SECONDS WEST 38.64 FEET; (8) NORTH 49 DEGREES 49 MINUTES 23 SECONDS WEST 38.84 FEET; (9) NORTH 57 DEGREES 49 MINUTES 58 SECONDS WEST 15.67 FEET; (10) NORTH 58 DEGREES 15 MINUTES 10 SECONDS WEST 16.20 FEET; (11) NORTH 79 DEGREES 48 MINUTES 36 SECONDS WEST 19.14 FEET; (12) SOUTH 89 DEGREES 20 MINUTES 21 SECONDS WEST 14.04 FEET; (13) SOUTH 80 DEGREES 25 MINUTES 50 SECONDS WEST 13.21 FEET; (14) SOUTH 71 DEGREES 19 MINUTES 04 SECONDS WEST 40.77 FEET; (15) SOUTH 77 DEGREES 28 MINUTES 43 SECONDS WEST 20.23 FEET; (16) SOUTH 88 DEGREES 36 MINUTES 55 SECONDS WEST 17.30 FEET; (17) NORTH 80 DEGREES 03 MINUTES 33 SECONDS WEST 18.19 FEET; (18) NORTH 69 DEGREES 20 MINUTES 25 SECONDS WEST 15.40 FEET; (19) NORTH 57 DEGREES 31 MINUTES 52 SECONDS WEST 21.59 FEET; (20) NORTH 48 DEGREES 03 MINUTES 02 SECONDS WEST 113.51 FEET; (21) NORTH 44 DEGREES 05 MINUTES 35 SECONDS WEST 107.67 FEET; (22) NORTH 47 DEGREES 21 MINUTES 23 SECONDS WEST 23.44 FEET; (23) NORTH 58 DEGREES 36 MINUTES 33 SECONDS WEST 27.01 FEET; (24) NORTH 70 DEGREES 39 MINUTES 32 SECONDS WEST 27.00 FEET; (25) NORTH 78 DEGREES 38 MINUTES 38 SECONDS WEST 70.29 FEET; (26) NORTH 70 DEGREES 52 MINUTES 01 SECONDS WEST 14.87 FEET; (27) NORTH 53 DEGREES 22 MINUTES 55 SECONDS WEST 16.81 FEET; (28) NORTH 35 DEGREES 14 MINUTES 14 SECONDS WEST 18.06 FEET; (29) NORTH 21 DEGREES 22 MINUTES 32 SECONDS WEST 9.08 FEET; (30) NORTH 10 DEGREES 45 MINUTES 32 SECONDS WEST 112.46 FEET; (31) NORTH 00 DEGREES 23 MINUTES 31 SECONDS EAST 93.64 FEET; (32) NORTH 05 DEGREES 53 MINUTES 54 SECONDS WEST 90.77 FEET TO THE POINT OF BEGINNING, CONTAINING 3.45 ACRES, MORE OR LESS.

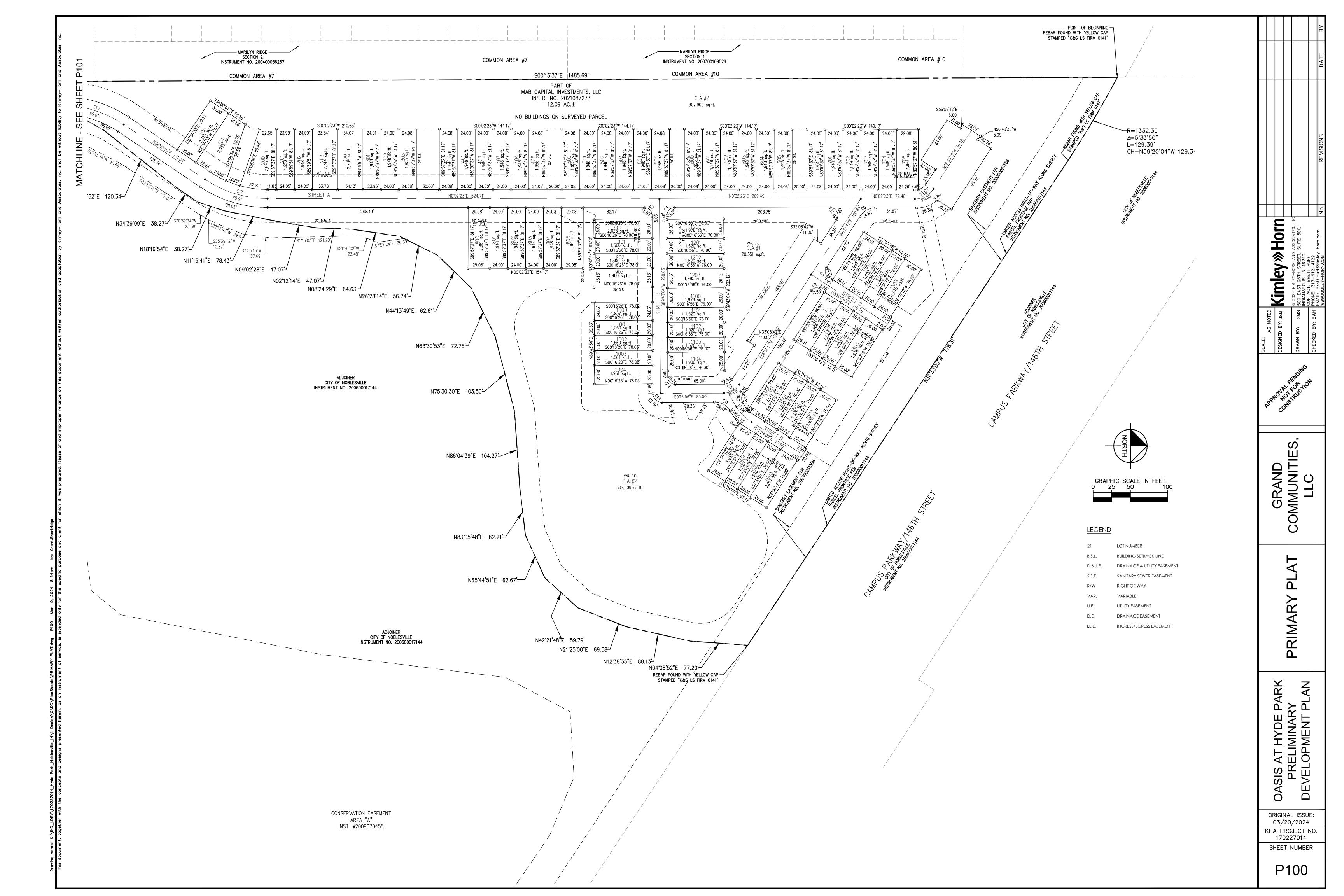
Kimley » Horn

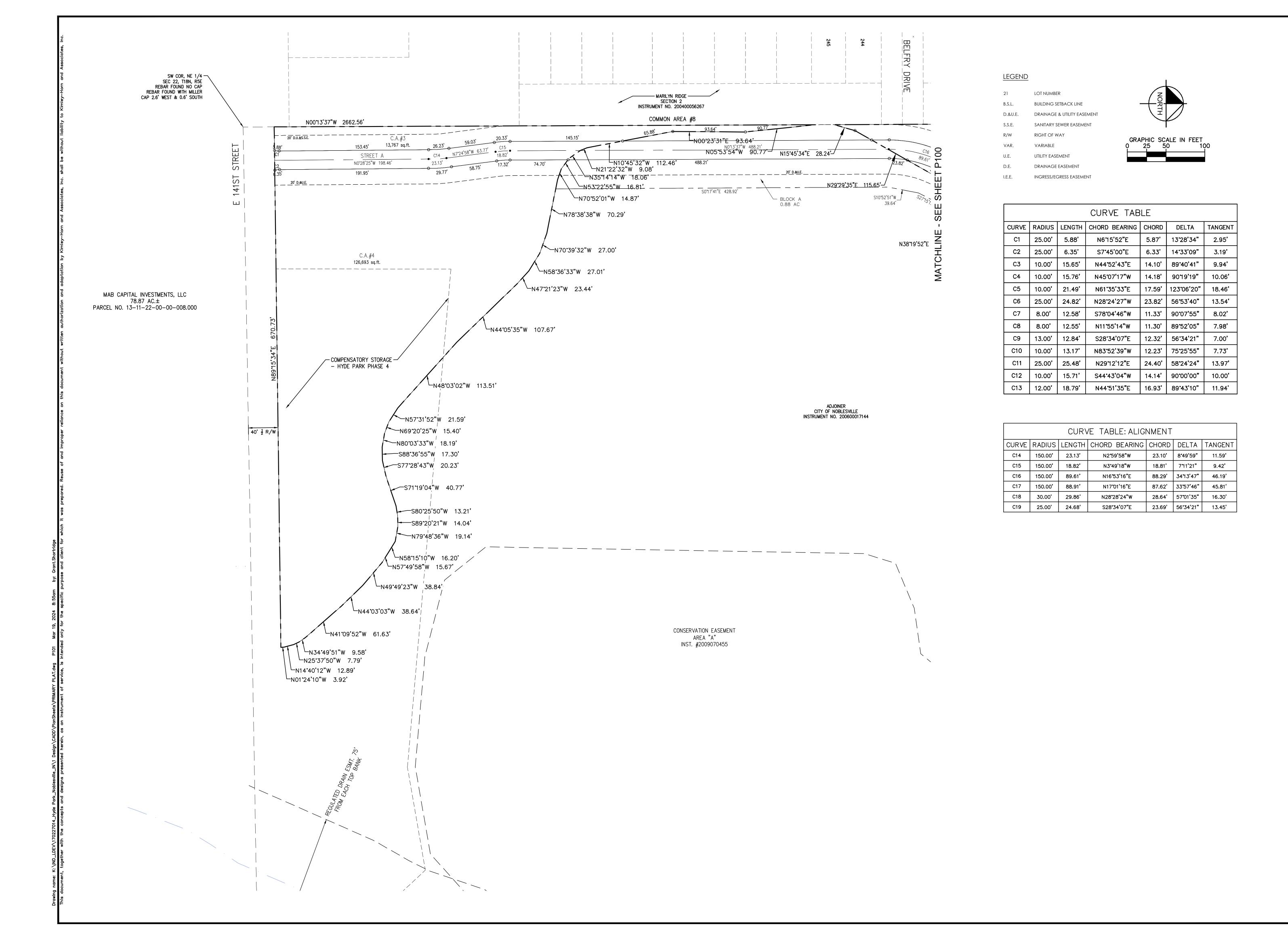


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ORIGINAL ISSUE: 03/20/2024 KHA PROJECT NO. 170227014

SHEET NUMBER





Kimley » Horn

GRAND COMMUNITIES, LLC

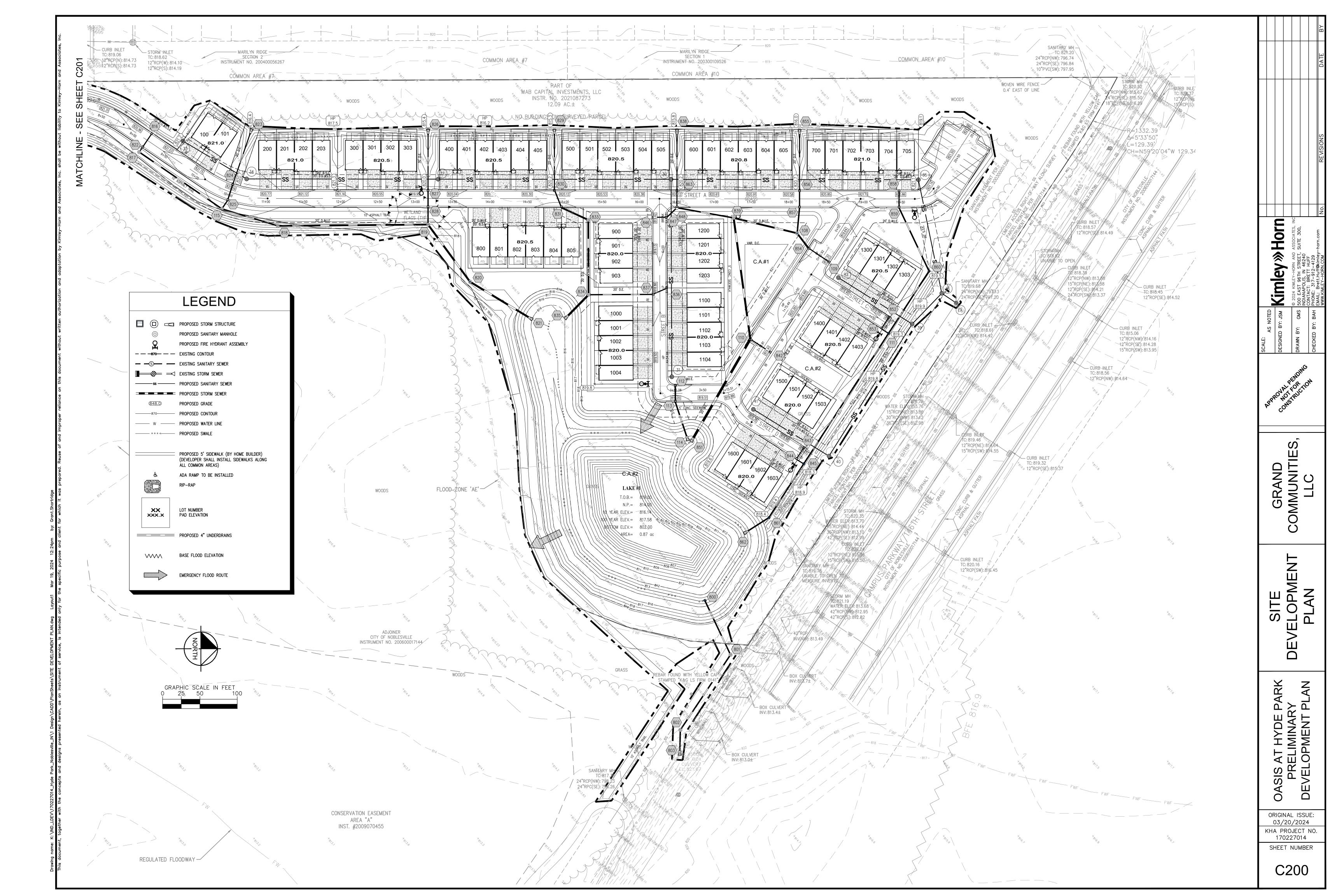
PRIMARY

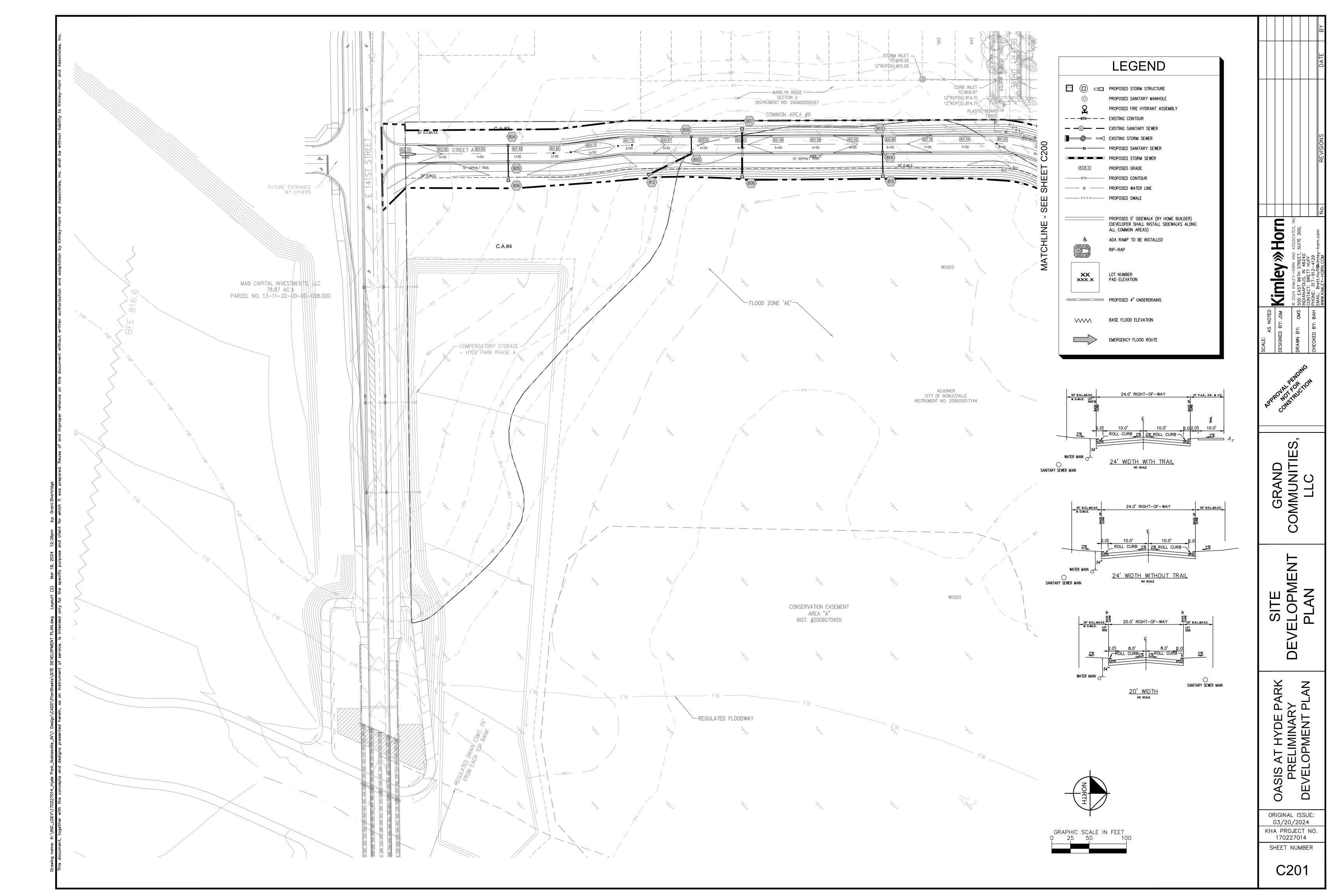
OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN

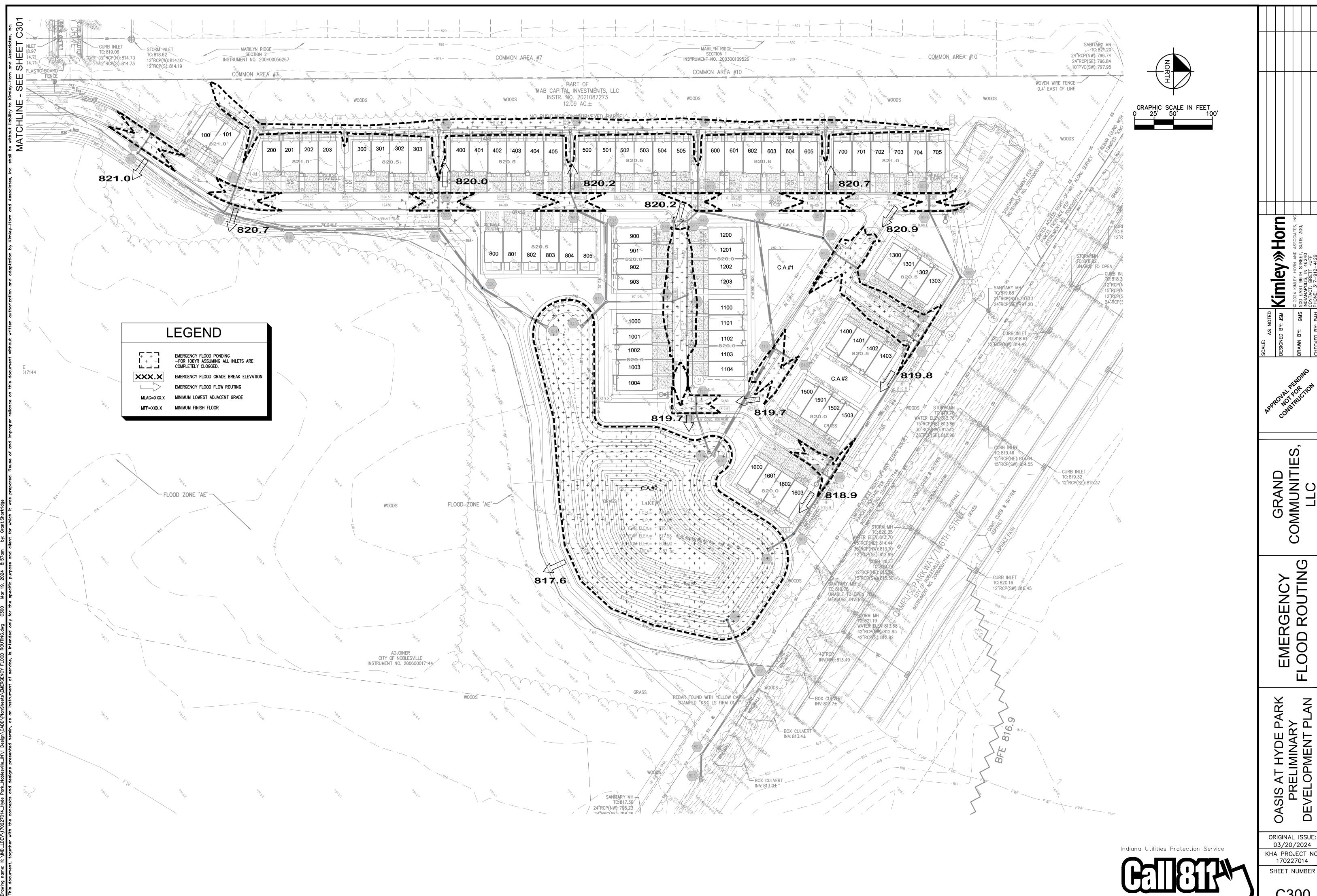
ORIGINAL ISSUE: 03/20/2024

KHA PROJECT NO. 170227014 SHEET NUMBER

P101



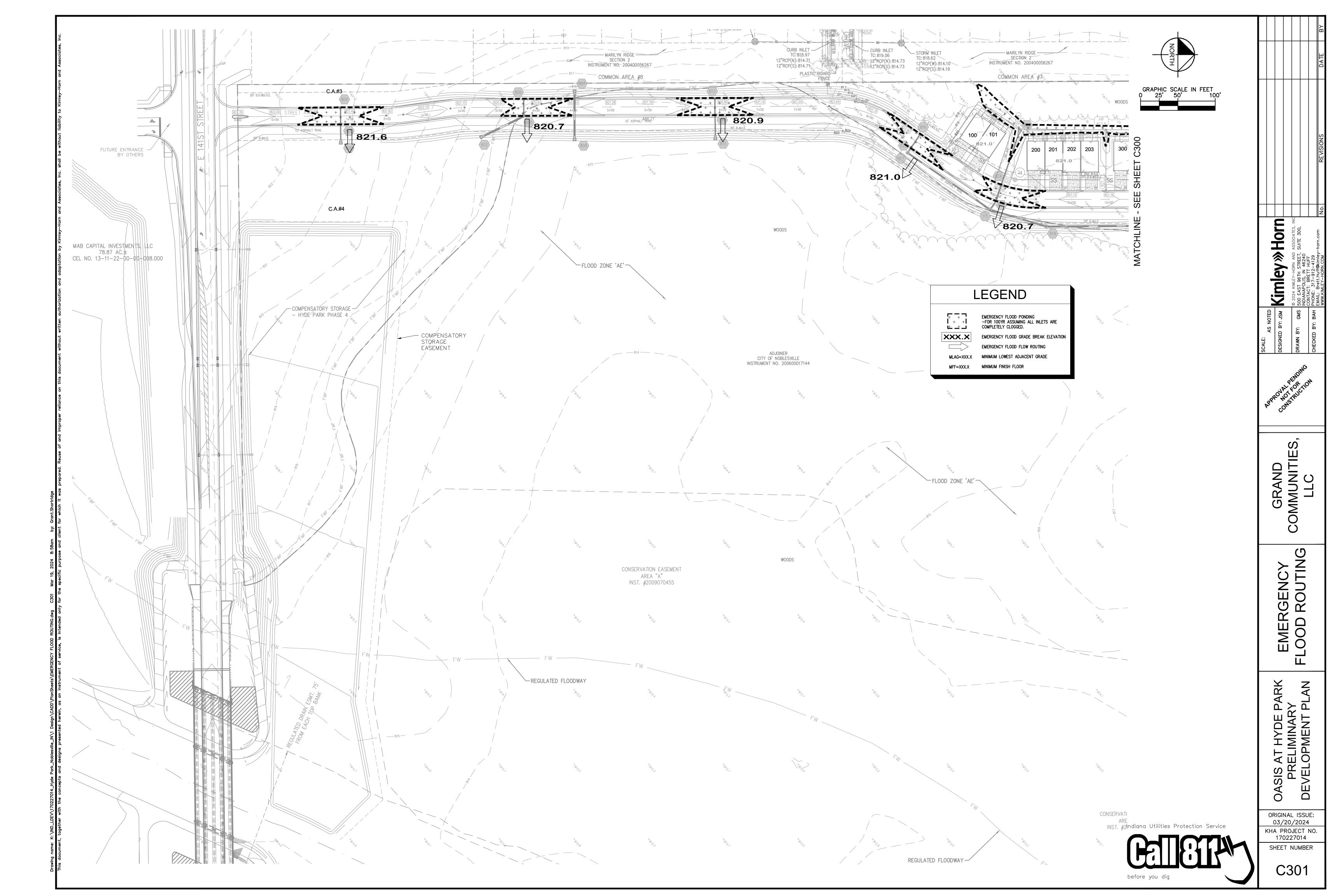


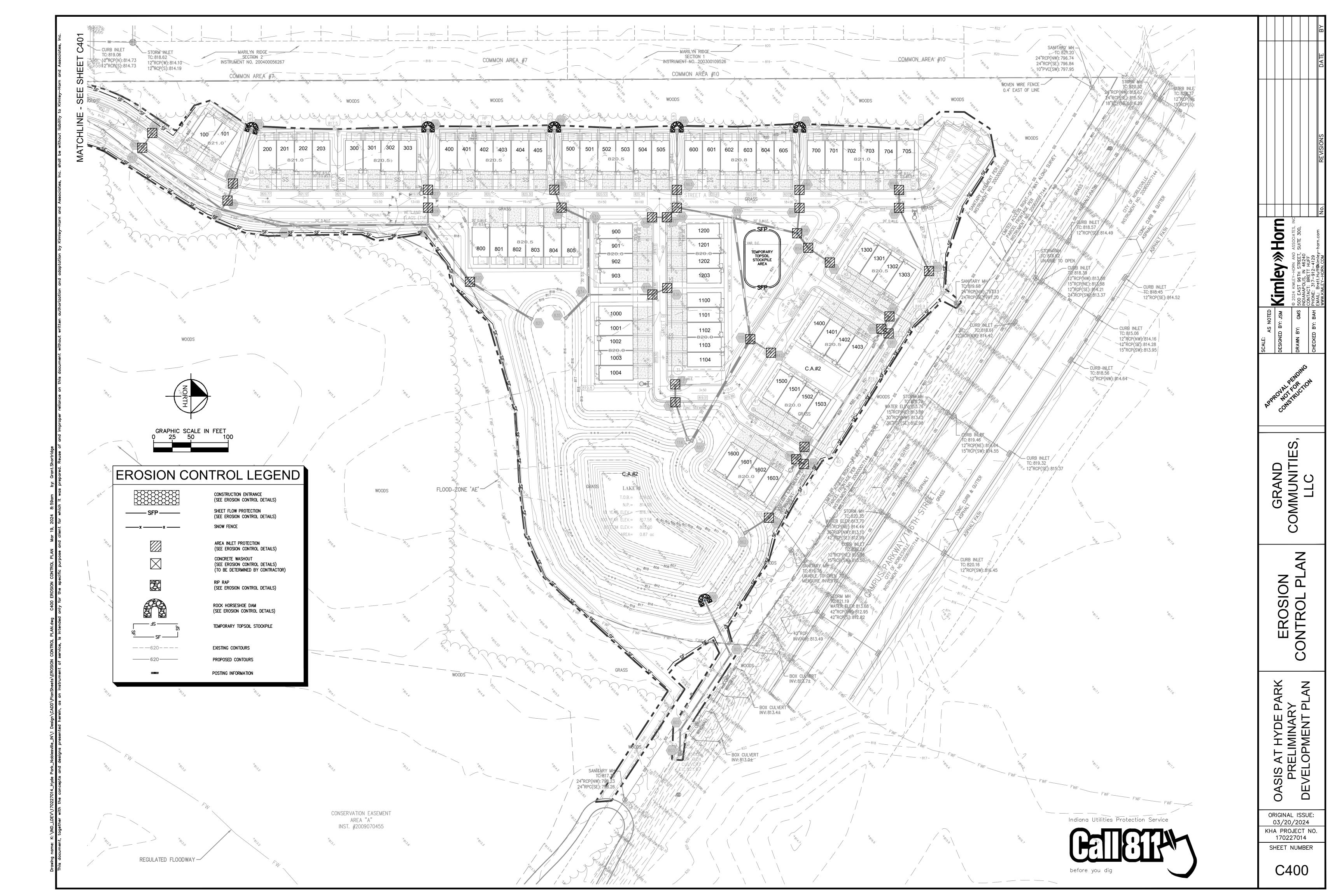


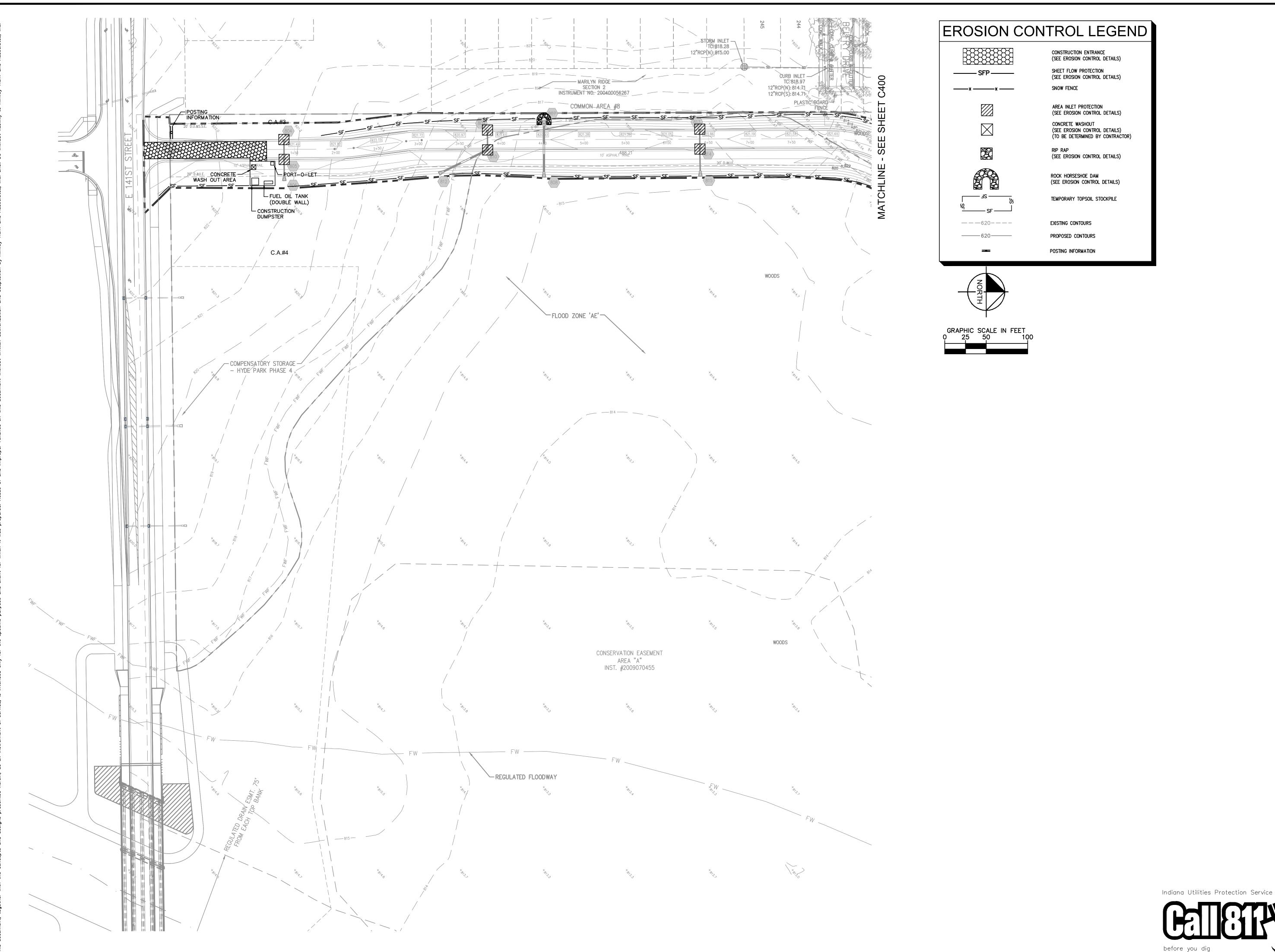
GRAND COMMUNITI LLC EMERGENCY FLOOD ROUTING

ORIGINAL ISSUE: 03/20/2024 KHA PROJECT NO. 170227014 SHEET NUMBER

before you dig







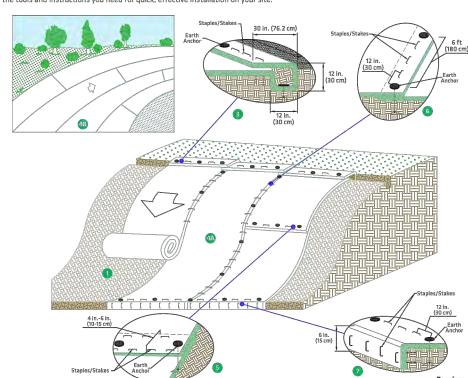
Kimley » Horn

GRAND COMMUNITII

ORIGINAL ISSUE: 03/20/2024 KHA PROJECT NO. 170227014 SHEET NUMBER

Slope and Levee Installation Detail

Choosing the right solution is half the battle against costly erosion. The other half is proper installation. North American Green® provides all of the tools and instructions you need for quick, effective installation on your site.



GENERAL INSTALLATION

anchoring detail.

- Mat (HPTRM), including any necessary application of soil amendments 4 in.-6 in. (10 cm-15 cm) overlap. Staple/stake through overlapped such as lime or fertilizer.
- overseeding, or use with sod. 3. Begin at the top of the slope by anchoring the HPTRM in 12 in. (30 cm) deep x 12 in. (30 cm) wide trench with approximately 30 in. (76.2 cm) of HPTRM extended beyond the up-slope portion of the trench. Anchor the HPTRM with a row of anchors/staples approximately 12 in. (30 cm) apart in the bottom of the trench. Backfill and compact the
- trench after stapling. Compact soil and fold remaining 30 in. (76.2 cm) portion of HPTRM back over compacted soil. Secure HPTRM over soil with a row of staples/stakes spaced approximately 12 in. (30 cm) across the width of the HPTRMs. 4. Roll the HPTRM (4A) down or (4B) horizontally across the slope.

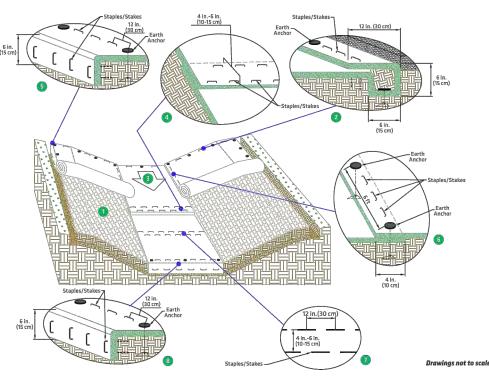
HPTRM will unroll with appropriate side against the soil surface.

anchors/staples/stakes in appropriate locations as shown in the

All HPTRM must be securely fastened to soil surface by placing

- 1. Prepare soil before installing the High-Performance Turf Reinforcement 5. Place consecutive HPTRMs end over end (shingle style) with a area, approximately 12 in. (30 cm) apart across entire HPTRM width. 2. See Seeding and Vegetating section for details regarding preseeding, 6. Adjacent HPTRMs must be overlapped approximately 4 in. (10 cm)
 - and fastened using staples/stakes every 12 in. (30 cm) between earth anchors. For curved sections, adjust the overlap edges accordingly to accommodate transitional segments. 7. The terminal end of the HPTRM must be anchored with a row of staples/stakes approximately 12 in. (30 cm) apart in a 6 in. (15 cm) deep x 6 in. (15 cm) wide trench. Backfill and compact

Channel Installation Detail



GENERAL INSTALLATION

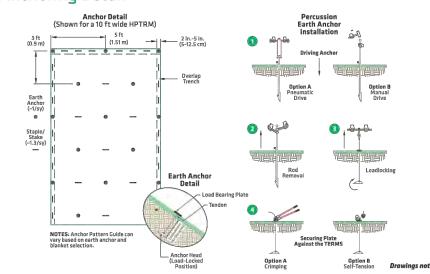
across the width of the HPTRM.

- 1. Prepare soil before installing the HPTRM, including any necessary application of soil amendments such as lime or fertilizer. See seeding and vegetating section for details regarding preseeding, overseeding
- 2. Begin at the top of the channel by anchoring the HPTRM in a 6 in. (15 cm) deep x 6 in. (15 cm) wide trench with approximately 12 in. (30 cm) of HPTRM extended beyond the upslope portion of the trench. Anchor the HPTRM with a row of anchors/staples/ stakes spaced approximately 12 in. (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Compact soil and fold remaining 12 in.(30 cm) portion of HPTRM back over compacted soil. Secure HPTRM over soil with a row of anchors/staples/stakes spaced approximately 12 in. (30 cm)
- 3. Roll center HPTRM in direction of water flow in hottom of channel. HPTRMs will unroll with appropriate side against the soil surface. All HPTRMs must be securely fastened to soil surface by placing anchoring detail.

4. Place consecutive HPTRMs end over end (shingle style) with a 4 in. x 6 in. (10 cm-15 cm) overlap. Use a double row of staples/ stakes staggered 12 in. (30 cm) apart and 12 in. (30 cm) on center

- 5. Full length edge of HPTRMs at top of side slopes must be anchored with a row of staples/stakes approximately 12 in. (30 cm) apart in a 6 in. (15 cm) deep x 6 in. (15 cm) wide trench. Backfill and compact the trench after stapling.
- 6. Adjacent HPTRMs must be overlapped approximately 4 in. (10 cm) 7. In high flow channel applications, a staple/stake check slot is recommended at 30 ft to 40 ft (9 m-12 m) intervals. Use a double row of staples/stakes staggered 4 in. (10 cm) apart and 12 in.
- 8. The terminal end of the HPTRMs must be anchored with a row of to aid in this step. staples/stakes approximately 12 in. (30 cm) apart in a 6 in. (15 cm) deep x 6 in. (15 cm) wide trench. Backfill and compact the trench

Anchoring Detail



ANCHORING DETAIL

secure. If using a self-tensioning end-piece (grip or wedge The performance of ground anchoring devices is highly grip) set by simply tightening the end-piece against the faceplate. If desired, cut the remaining cable assembly, dependent on numerous site/project specific variables. It is the above end-piece, to desired length. sole responsibility of the project engineer and/or contractor to SEEDING AND VEGETATING select the appropriate anchor type and length. Anchoring shall be selected to hold the mat in intimate contact with the soil When using a Composite Turf Reinforcement Mat (C-TRM) subgrade and resist pullout in accordance with the project's

1. Pre-seed prepared soils prior to the installation of the C-TRM.

or a top dressing of seed. Overseeding may be done as a

2. Sod may be installed in place of seeding on top of the C-TRM.

conditions. Sodded areas should be irrigated until rooting

Additional staking of sod is recommended in high-flow

Install the HPTRM as directed prior to seed and soil filling.

2. Place seed into the installed HPTRM. After seeding, spread

a layer of fine soil into the mat. Using the flat side of a rake,

broom or other tool, completely fill the voids. Smooth soil-fill

in order to just expose the top of the HPTRM matrix. Do not

3. Additional seed, hydraulic mulching of the use of a temporary

and soil-fill as outlined above. Place sod directly onto the

in high-flow conditions. Sodded areas should be irrigated

until rooting through the mat and into subgrade occurs.

5. Consult with a manufacturer's technical representative

for installation assistance if unique conditions apply.

soil-filled HPTRM. Additional staking of sod is recommended

Erosion Control Blanket (ECB) can be applied over the

4. Sod may be installed in place of seeding. Install HPTRM,

through the mat and into subgrade occurs.

place excessive soil above the mat.

soil-filled mat for increased protection.

secondary form of seeding.

When using a woven HPTRM:

Install matting as directed. C-TRM does not require soil infill

- 1. Staples and/or stakes should be at least 6 in. (15 cm) in length and with sufficient ground penetration to resist pullout. Longer staples and/or stakes may be needed in
- 2. The percussion earth anchor assembly consists of an anchor head, a tendon, a faceplate, and an end-piece device. See North American Green® Earth Anchor specification for detailed information on assembly components and associated pull-out strength.

PERCUSSION EARTH ANCHOR INSTALLATION

- 1. Insert the drive rod into the assembly's anchor head then use either a sledge hammer or vibratory hammer to drive the anchor to their desired depth.
- 2. After the desired anchor depth is achieved, retract the 3. Lock the anchor assembly by swiftly pulling the cable
- upwards until the anchor head rotates as signaled by sudden resistance to pulling. A hooked setting tool may be used NOTE: Larger anchors may require more force to set the anchor. This can be
- achieved through using simple mechanical equipment for greater leverage such as a fulcrum, manual or hydraulic jack, winch, or post puller. 4. Secure the faceplate to the High-performance Turf Reinforcement Mat (HPTRM) surface by locking the end-piece. If using a copper or aluminum stop, crimp the ferrule to



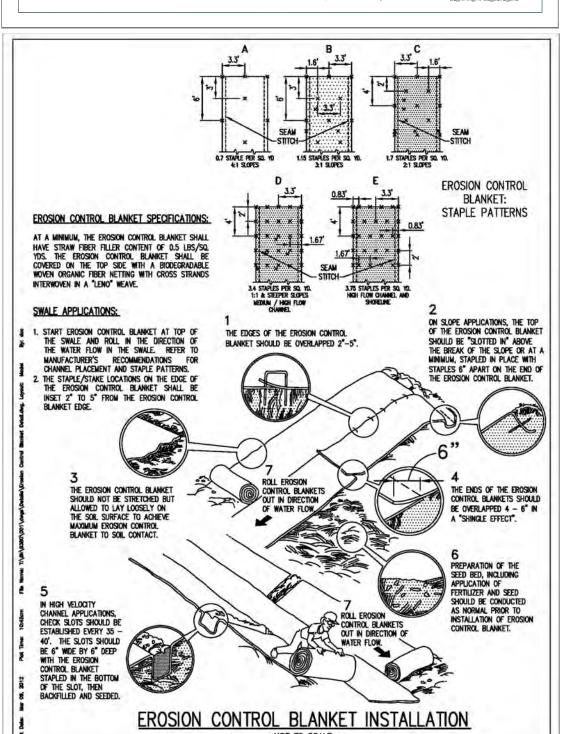


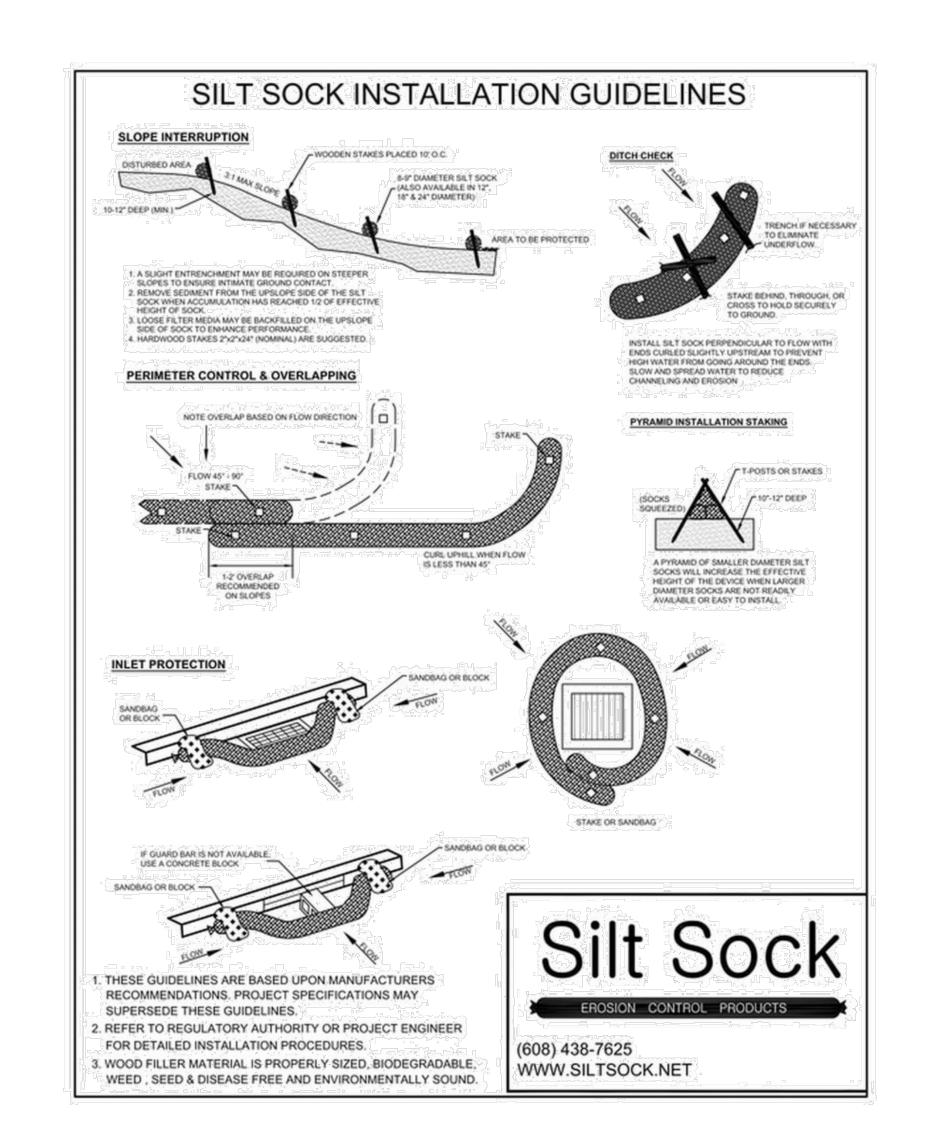
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	8.0	34
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	14.3	61
YbvA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes	0.5	2
YciA	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes	0.3	1
Totals for Area of Interest		23.1	100

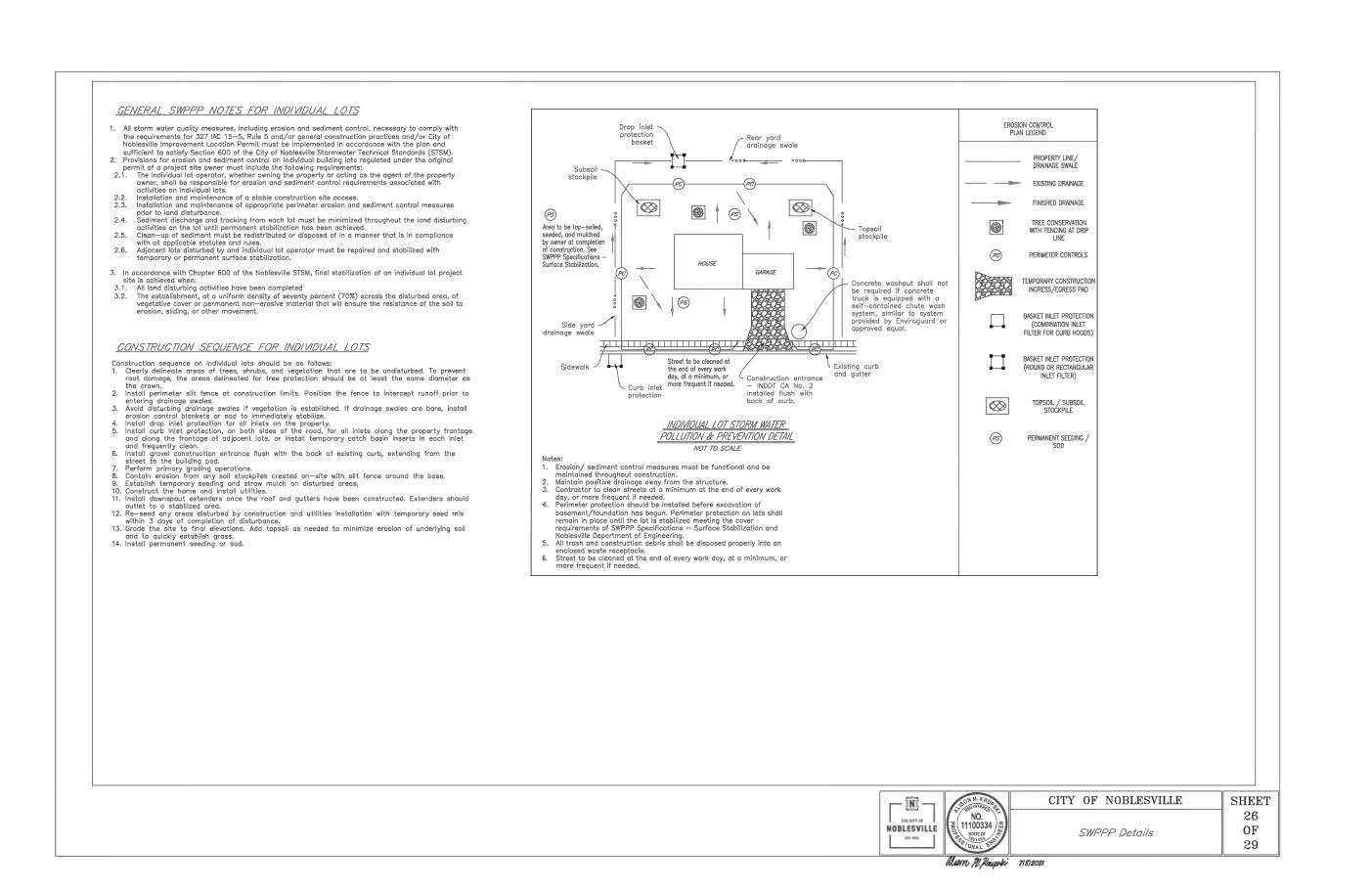
Custom Soil Resource Report

MAP L	EGEND	MAP INFORMATION
Area of Interest (AOI) Area of Interest (AOI)	Spoil Area	The soil surveys that comprise your AOI were mapped at 1:15.800.
Soils	Stony Spot	
Soil Map Unit Polygons	Very Stony Spot	Warning: Soil Map may not be valid at this scale.
Soil Map Unit Lines	Wet Spot	Enlargement of maps beyond the scale of mapping can cause
Soil Map Unit Points	Other	misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of
Special Point Features	Special Line Features	contrasting soils that could have been shown at a more detaile
Blowout	Water Features Streams and Canals	scale.
Borrow Pit	Streams and Canals Transportation	Fig
Clay Spot	Rails	Please rely on the bar scale on each map sheet for map measurements.
Closed Depression	Interstate Highways	
Gravel Pit	US Routes	Source of Map: Natural Resources Conservation Service Web Soil Survey URL:
Gravelly Spot	Major Roads	Coordinate System: Web Mercator (EPSG:3857)
Landfill	Local Roads	Maps from the Web Soil Survey are based on the Web Mercat
Lava Flow	Background	projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the
Marsh or swamp	Aerial Photography	Albers equal-area conic projection, should be used if more
Mine or Quarry		accurate calculations of distance or area are required.
Miscellaneous Water		This product is generated from the USDA-NRCS certified data
Perennial Water		of the version date(s) listed below.
Rock Outcrop		Soil Survey Area: Hamilton County, Indiana
Saline Spot		Survey Area Data: Version 24, Sep 1, 2023
Sandy Spot		Soil map units are labeled (as space allows) for map scales
Severely Eroded Spot		1:50,000 or larger.
Sinkhole		Date(s) aerial images were photographed: Jun 15, 2022—Ju
Slide or Slip		21, 2022
Sodic Spot		The orthophoto or other base map on which the soil lines were









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To minimize sediment from entering the storm sewer system while allowing runoff to enter the storm sewer system in the event of excessive storm events. This measure traps sediment associated with small storm events below the grade of the paved area. This measure does not place an obstruction in the street to trap sediment and is especially conducive to stages of construction when the public has access to the project site.

Note: This measure should be used in conjunction with other sediment control measures.

Specifications

Contributing Drainage Area:

One-quarter acre maximum.

Capacity

Runoff from a two-year frequency, 24-hour storm event entering a storm drain without bypass flow.

October 2007 Chapter 7 NOTE: "NO CURED/RUBBLE CONCRETE ALLOWED"

SITE MANAGEMENT MEASURES

Concrete Washout



designated locations within a construction site that are either a prefabricated unit or a designed measure that s constructed to contain ncrete washout. Concrete vashout systems are typically used to contain washout water when chutes and hoppers are rinsed following

Concrete washout areas are

Concrete washout systems are implemented to reduce the discharge of pollutants that are associated with concrete washout waste through consolidation of solids and retention of liquids. Uncured concrete and associated liquids are highly alkaline which may leach into the soil and contaminate ground water or discharge to a waterbody or wetland which can elevate the pH and be harmful to aquatic life. Performing concrete washout in designated areas and into specifically designed systems reduces the impact concrete washout will have on the environment.

Specifications

Site Management

- Complete construction/installation of the system and have washout locations operational prior to concrete delivery.
- Do not wash out concrete trucks or equipment into storm drains, wetlands, streams, rivers, creeks, ditches, or streets.
- Never wash out into a storm sewer drainage system. These systems are typi-
- cally connected to a natural conveyance system.
- Where necessary, provide stable ingress and egress (see Temporary Construction Ingress/Egress Pad on page 17).
- It is recommended that washout systems be restricted to washing concrete from mixer and pump trucks and not used to dispose of excess concrete or

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CONCRETE WASHOUT

- Inspect daily and after each storm event.
- Inspect the integrity of the overall structure including, where applicable, the containment system.
- Inspect the system for leaks, spills, and tracking of soil by equipment. • Inspect the polyethylene lining for failure, including tears and punctures.
- Once concrete wastes harden, remove and dispose of the material.
- Excess concrete should be removed when the washout system reaches 50 percent of the design capacity. Use of the system should be discontinued until appropriate measures can be initiated to clean the structure. Prefabricated systems should also utilize this criterion, unless the manufacturer has alternate specifications.
- Upon removal of the solids, inspect the structure. Repair the structure as needed or construct a new system.
- Dispose of all concrete in a legal manner. Reuse the material on site, recycle, or haul the material to an approved construction/demolition landfill site. Recycling of material is encouraged. The waste material can be used for multiple applications including but not limited to roadbeds and building. The availability for recycling should be checked locally.
- The plastic liner should be replaced after every cleaning; the removal of material will usually damage the lining.
- The concrete washout system should be repaired or enlarged as necessary to maintain capacity for concrete waste.
- Concrete washout systems are designed to promote evaporation. However, if the liquids do not evaporate and the system is near capacity it may be necessary to vacuum or remove the liquids and dispose of them in an acceptable method. Disposal may be allowed at the local sanitary sewer authority provided their National Pollutant Discharge Elimination System permits allow for acceptance of this material. Another option would be to utilize a secondary containment system or basin for further dewatering.
- Prefabricated units are often pumped and the company supplying the unit
- Inspect construction activities on a regular basis to ensure suppliers, contractors, and others are utilizing designated washout areas. If concrete waste is being disposed of improperly, identify the violators and take appropriate

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INSERT (BASKET) CURB INLET PROTECTION

- At curb inlets on paved roads and parking lots.
- Down grade from construction activities (e.g., individual home sites).
- Metal frame or basket with a top width and length such that the frame fits into the inlet. (The frame is supported by the structural integrity of the storm
- The metal frame or geotextile should be designed with a bypass to allow storm
- water to flow into the storm sewer system during excessive storm events. • The system should be designed for ease of maintenance.
- Geotextile fabric.

Table 1. Geotextile Fabric Specifications

Physical Property	Woven	Non-Woven
Filtering Efficiency	85%	85%
UV Resistance (Inhibitors and stabilizers to ensure six month mini- mum life at temperatures of 0°F to 120°F)	70%	85%
Tensile Strength at 20% Elongation:		
Standard Strength	30 lbs./linear inch	50 lbs./linear inch
Extra Strength	50 lbs./linear inch	70 lbs./linear inch
Slurry Flow Rate	0.3 gal./min./sq. ft.	4.5 gal./min./sq. ft.
Water Flow Rate	15 gal./min./sq. ft.	220 gal./min./sq. ft.

Installation

- 1. Remove the storm sewer grate and place the frame into the grate opening. 2. Place geotextile fabric into the frame and secure according to the manufac-
- turer's recommendations. 3. Replace the storm sewer grate.

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CONCRETE WASHOUT

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residual loads due to potential to exceed the design capacity of the washout system. Small amounts of excess or residual concrete (not washout water) may be disposed of in areas that will not result in flow to an area that is to be

- Install systems at strategic locations that are convenient and in close proximity to work areas and in sufficient number to accommodate the demand for
- Install signage identifying the location of concrete washout systems.

Location

- Locate concrete washout systems at least 50 feet from any creeks, wetlands, ditches, karst features, or storm drains/manmade conveyance systems.
- To the extent practical, locate concrete washout systems in relatively flat areas that have established vegetative cover and do not receive runoff from adjacent land areas.
- Locate in areas that provide easy access for concrete trucks and other construction equipment.
- Locate away from other construction traffic to reduce the potential for damage to the system.

General Design Considerations

- The structure or system shall be designed to contain the anticipated washout water associated with construction activities
- The system shall be designed, to the extent practical, to eliminate runoff from entering the washout system.
- Runoff from a rainstorm or snowmelt should not carry wastes away from the washout location.
- Washout will not impact future land uses (i.e., open spaces, landscaped areas, home sites, parks).
- Washout systems/containment measures may also be utilized on smaller individual building sites. The design and size of the system can be adjusted to accommodate the expected capacity.

Prefabricated Washout Systems/Containers

 Self-contained sturdy containment systems that are delivered to a site and located at strategic locations for concrete disposal.

CONCRETE WASHOUT

• When concrete washout systems are no longer required, the concrete washout systems shall be closed. Dispose of all hardened concrete and other materials used to construct the system.

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 Holes, depressions and other land disturbances associated with the system should be backfilled, graded, and stabilized.

CONCRETE WASHOUT

Washout Procedures

chance for waste to flow off site.

manager for the project.

be used at the target plant.

installed systems).

Orange safety fencing or equivalent.

Materials

Signage.

The system design may utilize an earthen berm, straw bales,

♦ Include a minimum four-inch freeboard as part of the design.

• Do not leave excess mud in the chutes or hopper after the pour. Every effort

left in the chutes and hopper, the quicker and easier the cleanout. Small

• At the washout location, scrape as much material from the chutes as possible

before washing them. Use non-water cleaning methods to minimize the

• Stop washing out in an area if you observe water running off the designated

• Do not back flush equipment at the project site. Back flushing should be

area or if the containment system is leaking or overflowing and ineffective.

restricted to the plant as it generates large volumes of waste that more than

likely will exceed the capacity of most washout systems. If an emergency

• Do not use additives with wash water. Do not use solvents or acids that may

• Minimum of ten millimeter polyethylene sheeting that is free of holes, tears,

Straw bales, sandbags (bags should be ultraviolet-stabilized geotextile

construct a containment system (above grade systems).

fabric), soil material, or other appropriate materials that can be used to

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and other defects. The sheeting selected should be of an appropriate size to

fit the washout system without seams or overlap of the lining (designed and

that will not result in flow to an area that is to be protected.

Remove as much mud as possible when washing out.

should be made to empty the chutes and hopper at the pour. The less material

amounts of excess concrete (not washout water) may be disposed of in areas

and integrity and support the polyethylene lining.

sandbags, or other acceptable barriers that will maintain its shape

- These systems are manufactured to resist damage from construction equippolyethylene available. The polyethylene lining should be of adequate size to extend over the berm or containment system.
- ment and protect against leaks or spills. Manufacturer or supplier provides the containers. The project site manager maintains the system or the supplier provides complete service that includes maintenance and disposal.

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- Units are often available with or without ramps. Units with ramps lend themselves to accommodate pump trucks.
- Maintain according to the manufacturer's recommendations.

Designed and Installed Units

CONCRETE WASHOUT

INSERT (BASKET) CURB INLET PROTECTION

Replace or clean geotextile fabric as needed.

• Remove accumulated sediment and debris after each storm event. Deposit

• When the contributing drainage area has been stabilized, remove inlet pro-

sediment in an area where it will not re-enter the paved area or storm drains.

Inspect daily.

These units are designed and installed on site. They tend to be less reliable than prefabricated systems and are often prone to failure. Concrete washout systems can be constructed above or below grade. It is not uncommon to have a system that is partly below grade with an additional containment structure above grade.

- Washout systems shall utilize a pit or bermed area designed and maintained at a capacity to contain all liquid and concrete waste generated by washout
- The volume of the system must also be designed to contain runoff that drains to the system and rainfall that enters the system for a two-year frequency, 24-hour storm event.

■ Below Grade System

- A washout system installed below grade should be a minimum of ten feet wide by ten feet long, but sized to contain all liquid and waste that is expected to be generated between scheduled cleanout periods. The size of the pit may be limited by the size of polyethylene available. The polyethylene lining should be of adequate size to extend over the entire excavation.
- ♦ Include a minimum 12-inch freeboard to reasonably ensure that the
- structure will not overtop during a rain event.
- Line the pit with ten millimeter polyethylene lining to control seepage. ◆ The bottom of excavated pit should be above the seasonal high water

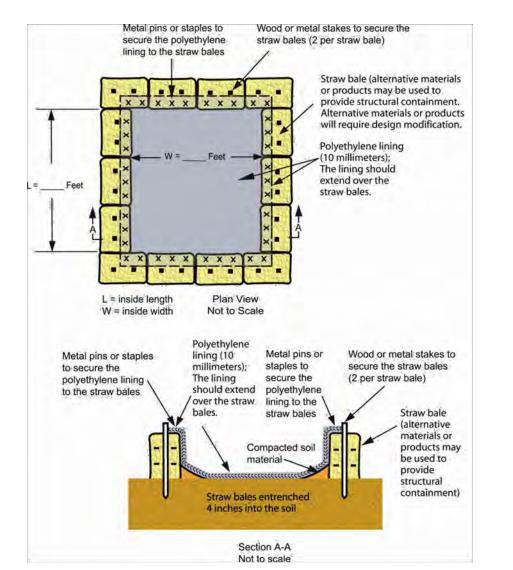
Above Grade System

• A system designed and built above grade should be a minimum of ten feet wide by ten feet long, but sized to contain all liquid and waste that is expected to be generated between scheduled cleanout periods. The size of the containment system may be limited by the size of

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CONCRETE WASHOUT

Concrete Washout (Above Grade System) Worksheet



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3/8" TREATED PLYWOOD 48"x24" PAINTED WHITE -BLACK LETTER 6" HEIGHT CONCRETE WASHOUT -0.5" LAG SCREWS -WOOD POST 3"x3"x8"

CONCRETE WASHOUT

- Metal pins or staples at a minimum of six inches in length, sandbags, or
- Non-collapsing and non-water holding cover for use during rain events

Installation

Prefabricated Washout Systems/Containers

• Install and locate according to the manufacturer's recommendations.

- Utilize and follow the design in the storm water pollution prevention plan to install the system.
- containment system.
- A base shall be constructed and prepared that is free of rocks and other debris that may cause tears or punctures in the polyethylene lining.
- Install the polyethylene lining. For excavated systems, the lining should extend over the entire excavation. The lining for bermed systems should be installed over the pooling area with enough material to extend the lining over the berm or containment system. The lining should be secured with pins, staples, or other fasteners.
- Post signs directing contractors and suppliers to designated locations.
- Construction Ingress/Egress Pad on page 17) or alternative approach pad for concrete washout systems.

CONCRETE ALLOWED"

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alternative fastener to secure polyethylene lining to the containment system.

Designed and Installed Systems

- Dependent upon the type of system, either excavate the pit or install the

- Place flags, safety fencing, or equivalent to provide a barrier to construction equipment and other traffic.
- Place a non-collapsing, non-water holding cover over the washout facility prior to a predicted rainfall event to prevent accumulation of water and possible overflow of the system (optional).
- Install signage that identifies concrete washout areas.
- Where necessary, provide stable ingress and egress (see **Temporary**

SIGNAGE TO STATE : "NO CURED/RUBBLE

CONCRETE WASHOUT SIGN

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temporary construction ngress/egress pad is a sediment control measure consisting of a stabilized aggregate pad with geotextile underlayment that is used at any point where construction traffic will be traversing between a large construction site and adjoining public right-of-way, street, alley, sidewalk, or parking areas.

To provide ingress/egress to a construction site and minimize tracking of mud and sediment onto public roadways.

Specifications

Location

Avoid locating on steep slopes or at curves in public roads.

- Width 20 feet minimum or full width of entrance/exit roadway, whichever
- Length 150 feet minimum (length can be shorter for small sites). Thickness – eight inches minimum.

Washing Facility (optional)

- Level area with three inch, or larger, washed aggregate or install a commer-
- Divert waste water to a sediment trap or basin.

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SEDIMENT BARRIERS & FILTERS

Silt Fence



A **silt fence** is a temporary barrier of entrenched geotextile fabric stretched across and attached to supporting posts and installed on the contour to intercept and treat sediment-laden storm water runoff from small, unvegetated drainage areas.

To trap sediment from small, disturbed areas by reducing the velocity of sheet flow. Silt fences capture sediment by ponding water to allow deposition, not by

Note: Silt fence is not recommended for use as a diversion and should not be used across a stream, channel, ditch, swale, or anywhere that concentrated flow is anticipated.

Specifications

Drainage Area

- Limited to one-quarter acre per 100 linear feet of fence.
- Further restricted by slope steepness (see Table 1).

Effective Life

Six months (maximum).

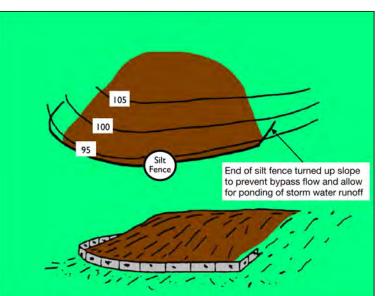
Location

- Installed parallel to the slope contour.
- Minimum of 10 feet beyond the toe of the slope to provide a broad, shallow sediment pool.
- Accessible for maintenance (removal of sediment and silt fence repair).

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Exhibit 1

SILT FENCE



Source: Adapted from Commonwealth of Pennsylvania Erosion and Sediment Pollution Control Manual, 1990

TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD (LARGE SITES—TWO ACRES OR LARGER)

Materials

- One to two and one-half inch diameter washed aggregate [Indiana Department of Transportation Course Aggregate No. 2 (see Appendix D)].
- One-half to one and one-half inch diameter washed aggregate [INDOT CA No. 53 (see Appendix D)].
- Geotextile fabric underlayment (see Appendix C) (used as a separation layer to prevent intermixing of aggregate and the underlying soil material and to provide greater bearing strength when encountering wet conditions or soils with a seasonal high water table limitation).

Installation

- 1. Remove all vegetation and other objectionable material from the foundation
- 2. Grade foundation and crown for positive drainage. If the slope of the construction entrance is toward a public road and exceeds two percent, construct an eight inch high diversion ridge with a ratio of 3-to-1 side slopes across the foundation area about 15 feet from the entrance to divert runoff away from the road (see Temporary Construction Ingress/Egress Pad Cross-Section View Worksheet).
- 3. Install a culvert pipe under the pad if needed to maintain proper public road
- 4. If wet conditions are anticipated, place geotextile fabric on the graded foundation to improve stability.
- 5. Place aggregate (INDOT CA No. 2) to the dimensions and grade shown in the construction plans, leaving the surface smooth and sloped for drainage.
- 6. Top-dress the first 50 feet adjacent to the public roadway with two to three inches of washed aggregate (INDOT CA No. 53) [optional, used primarily where the purpose of the pad is to keep soil from adhering to vehicle tires].

7. Where possible, divert all storm water runoff and drainage from the

ingress/egress pad to a sediment trap or basin.

- Inspect daily.
- Reshape pad as needed for drainage and runoff control.
- Top dress with clean aggregate as needed.
- Immediately remove mud and sediment tracked or washed onto public roads. • Flushing should only be used if the water can be conveyed into a sediment trap or basin.

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SILT FENCE

Table 1. Slope Steepness Restrictions

Percer	Maximum Distance	
< 2%	< 50:1	100 feet
2% – 5%	50:1 to 20:1	75 feet
5% – 10%¹	20:1 to 10:1	50 feet
10% – 20%1	10:1 to 5:1	25 feet
> 20%1	> 5:1	15 feet

Note: Multiple rows of silt fence are not recommended on the same slope.

- Depth eight inches minimum.
- Width four inches minimum.
- After installing fence, backfill with soil material and compact (to bury and anchor the lower portion of the fence fabric).
- Note: An alternative to trenching is to use mechanical equipment to plow in the silt fence.

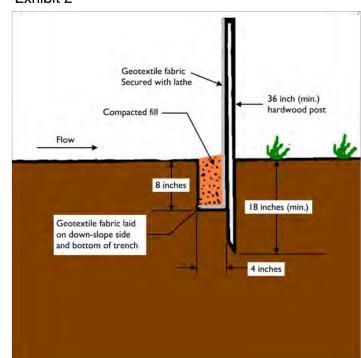
Materials and Silt Fence Specifications

• Fabric – woven or non-woven geotextile fabric meeting specified minimums outlined in Table 2.

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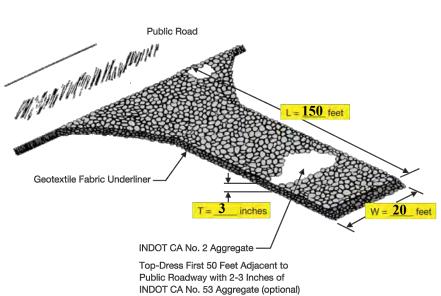
SILT FENCE

Exhibit 2



TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD (LARGE SITES—TWO ACRES OR LARGER)

Temporary Construction Ingress/Egress Pad Plan View Worksheet (large sites—two acres or larger)



L = Ingress/Egress Pad Length W = Ingress/Egress Pad Width T = Aggregate Thickness

(Note: For minimum dimensions, see the "Specifications" section of this measure.)

Source: Adapted from North Carolina Erosion and Sediment Control Planning and Design Manual, 1993

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SILT FENCE

Table 2. Geotextile Fabric Specifications for Silt Fence (minimum)

85%	85%
30 lbs. per linear inch 50 lbs. per linear inch	50 lbs. per linear inch 70 lbs. per linear inch
0.3 gal./min./square feet	4.5 gal./min./square feet
15 gal./min./square feet	220 gal./min./square feet
70%	85%
7 feet	5 feet
	50 lbs. per linear inch 0.3 gal./min./square feet 15 gal./min./square feet 70%

- Height a minimum of 18 inches above ground level (30 inches maximum).
- Reinforcement fabric securely fastened to posts with wood lathe.
- 2 x 2 inch hardwood posts. Steel fence posts may be substituted for
- hardwood posts (steel posts should have projections for fastening fabric). Spacing
- Eight feet maximum if fence is supported by wire mesh fencing • Six feet maximum for extra-strength fabric without wire backing.

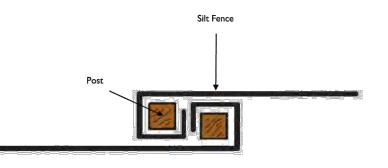
Prefabricated silt fence (see Exhibits 1, 2, and 3)

- 1. Lay out the location of the fence so that it is parallel to the contour of the slope and at least 10 feet beyond the toe of the slope to provide a sediment storage area. Turn the ends of the fence up slope such that the point of contact between the ground and the bottom of the fence end terminates at a higher elevation than the top of the fence at its lowest point (see Exhibit 1).
- 2. Excavate an eight-inch deep by four-inch wide trench along the entire length of the fence line (see Exhibit 2). Installation by plowing is also acceptable.
- 3. Install the silt fence with the filter fabric located on the up-slope side of the excavated trench and the support posts on the down-slope side of the trench.

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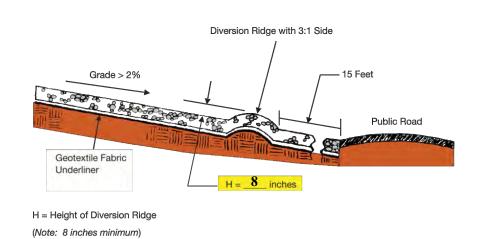
SILT FENCE

Exhibit 3



TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD (LARGE SITES—TWO ACRES OR LARGER)

Temporary Construction Ingress/Egress Pad Cross-Section View Worksheet (large sites two acres or larger)



Source: Adapted from North Carolina Erosion and Sediment Control Planning and Design Manual, 1993

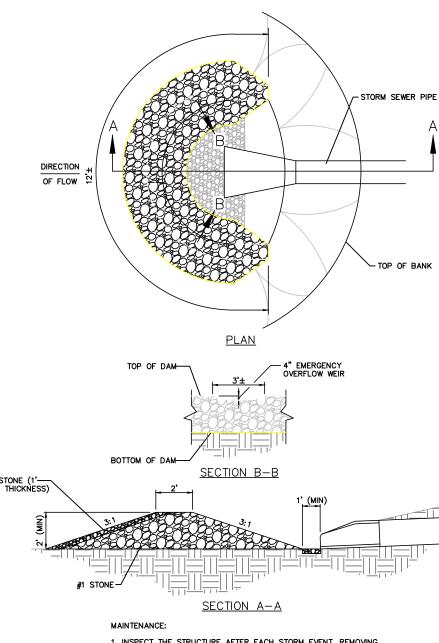
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SILT FENCE

- 4. Drive the support posts at least 18 inches into the ground, tightly stretching the fabric between the posts as each is driven into the soil. A minimum of 12 inches of the filter fabric should extend into the trench. (If it is necessary to join the ends of two fences, use the wrap joint method shown in Exhibit 3.)
- 5. Lay the lower four inches of filter fabric on the bottom of the trench and extend it toward the up-slope side of the trench.
- 6. Backfill the trench with soil material and compact it in place. Note: If the silt fence is being constructed on-site, attach the filter
 - fabric to the support posts (refer to Tables 1 and 2 for spacing and geotextile specifications) and attach wooden lathe to secure the fabric to the posts. Allow for at least 12 inches of fabric below ground level. Complete the silt fence installation, following steps 1 through 6 above.

- Inspect within 24 hours of a rain event and at least once every seven calendar
- If fence fabric tears, starts to decompose, or in any way becomes ineffective, replace the affected portion immediately. Note: All repairs should meet specifications as outlined within this measure.
- Remove deposited sediment when it is causing the filter fabric to bulge or when it reaches one-half the height of the fence at its lowest point. When contributing drainage area has been stabilized, remove the fence and sediment deposits, grade the site to blend with the surrounding area, and

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NOT TO SCALE

ROCK HORSESHOE DETAIL

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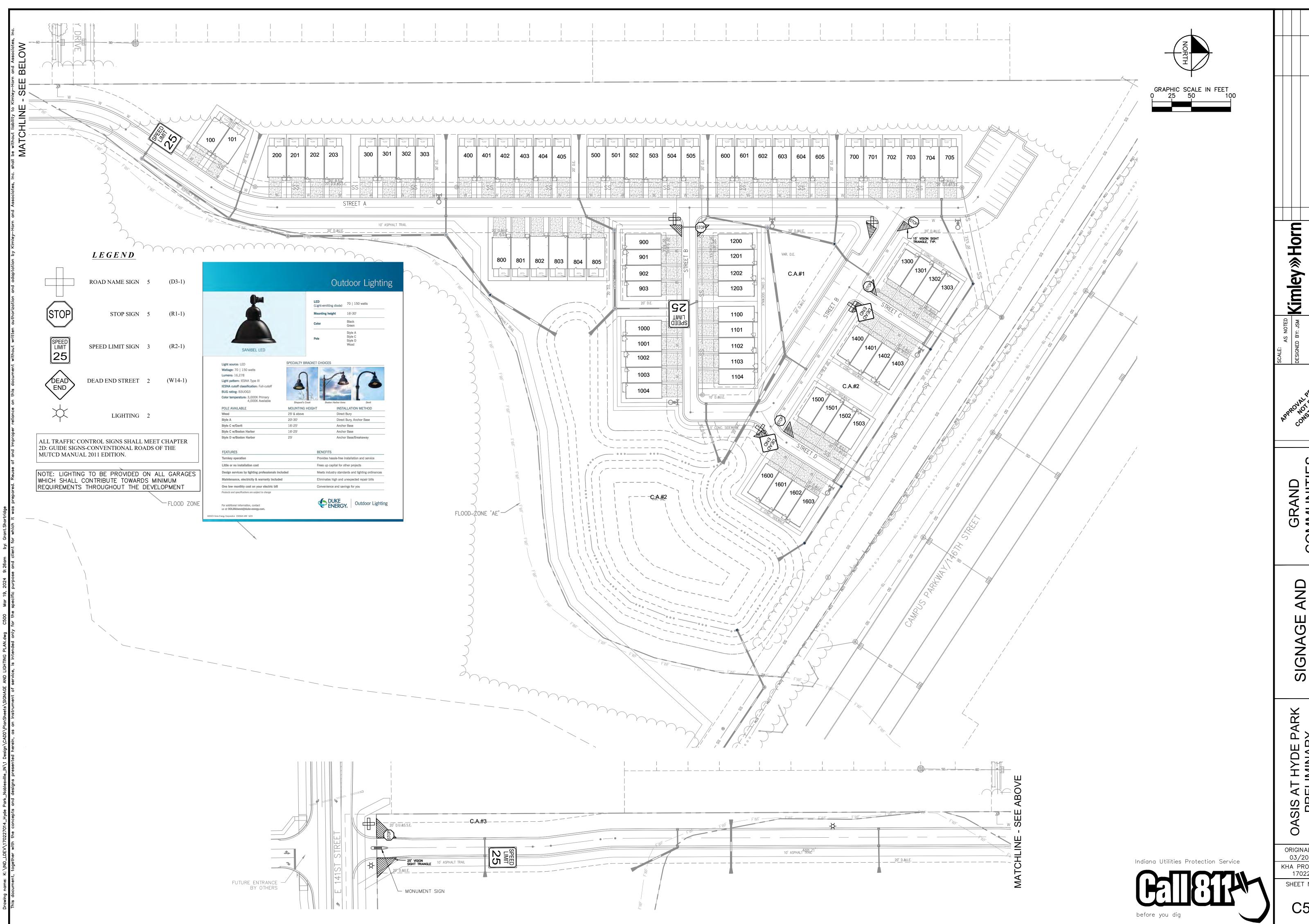
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October 2007 October 2007 October 2007 Chapter 7 Chapter 7



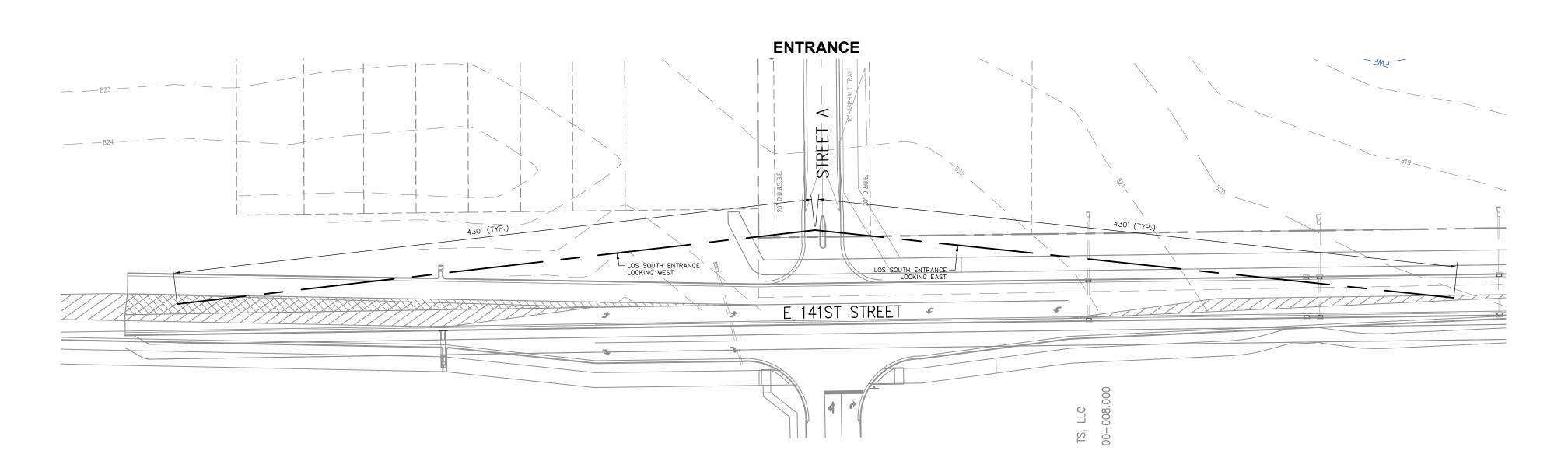
GRAND COMMUNITIES, LLC

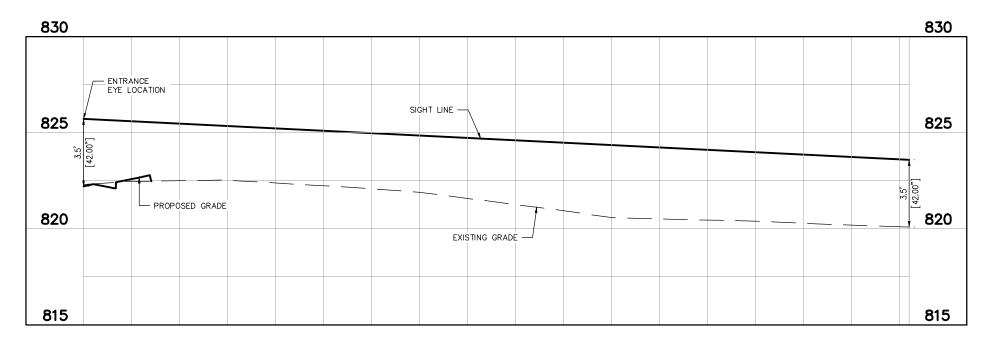
AND

OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN

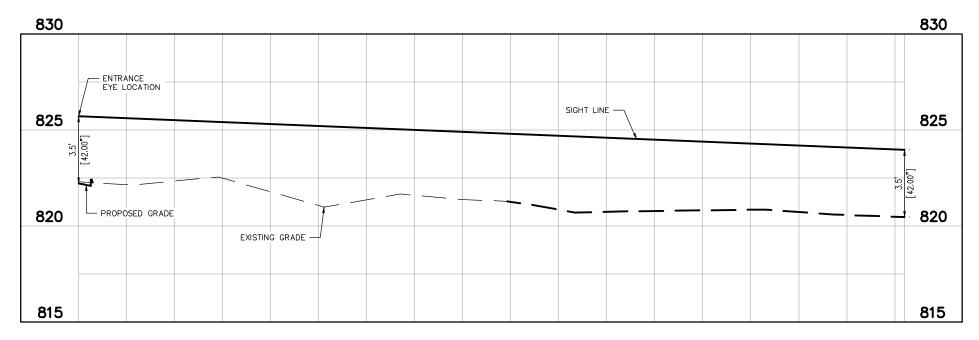
ORIGINAL ISSUE: 03/20/2024 KHA PROJECT NO. 170227014

SHEET NUMBER





ENTRANCE LOOKING EAST
H: 1"=50; V: 1"=5



ENTRANCE LOOKING WEST
H: 1"=50; V: 1"=5

	Intersection Sight Distance For Passenger Car		
Design Speed (mph)	Calculated (ft)	Design (ft)	
15	143.3	145	
20	191.1	195	
25	238.9	240	
30	286.7	290	
35	334.4	335	
40	382.2	385	
45	430.0	430	
50	477.8	480	
55	525.5	530	
60	573.3	575	
65	621.1	625	
70	668.9	670	

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or cross a two-lane highway with no median and grades of 3% or flatter. For other conditions, the time gap should be adjusted and the required sight distance recalculated.

INTERSECTION SIGHT DISTANCE FOR PASSENGER CAR TO TURN RIGHT FROM A STOP OR TO MAKE A CROSSING MANEUVER

Figure 46-10H

DESIGNED BY: JSM | KIMLEY-HORN AND ASSOCIATES, INC | CONTACT: BRETT HUFF | CHECKED BY: BAH | PHONE: 317-912-4129 | EMAIL: Brett.Huff@kimley-horn.com | No. | REVISIONS |

GRAND COMMUNITIES, LLC

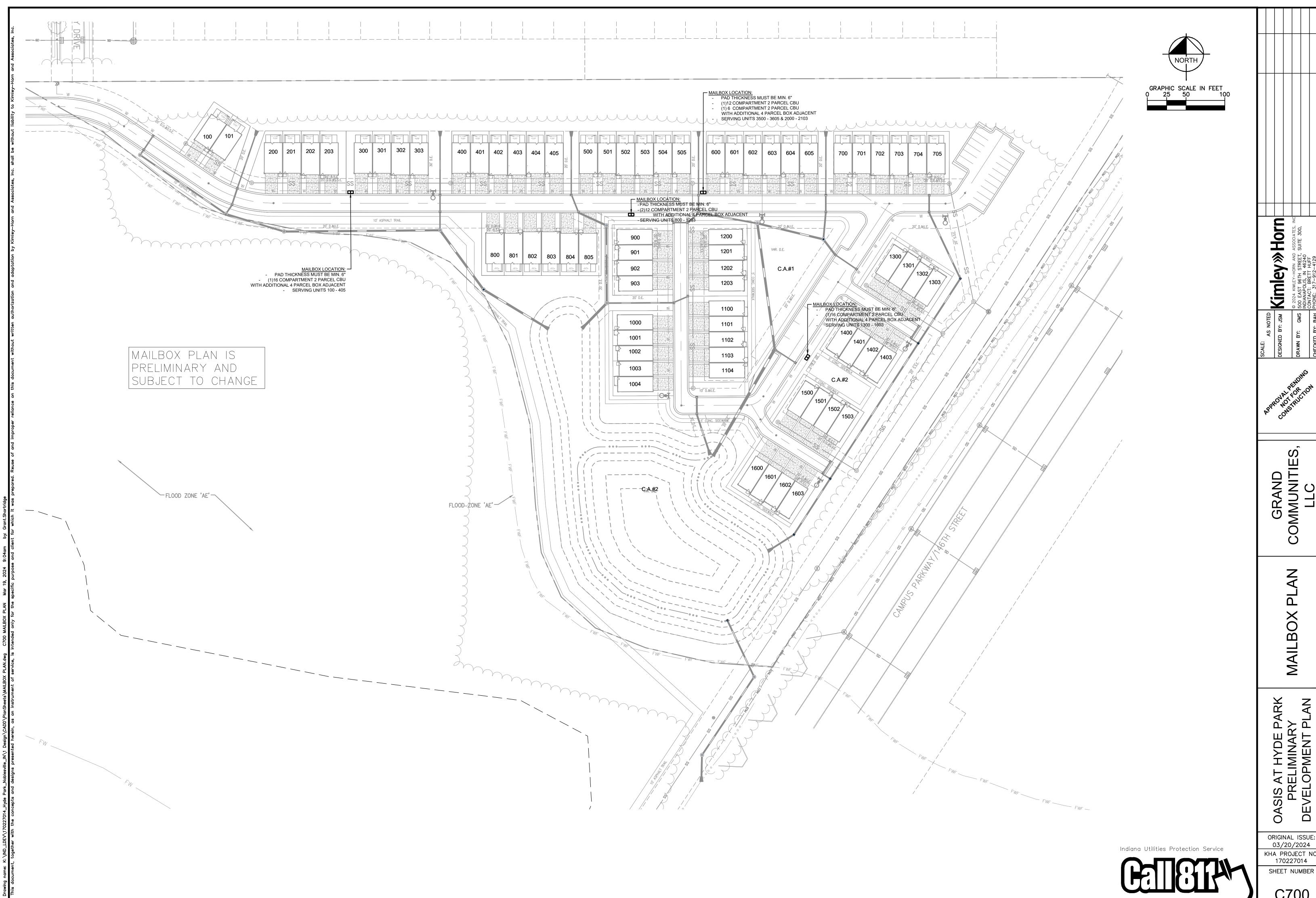
> NE OF SIGH PLAN

OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN

ORIGINAL ISSUE:
03/20/2024

KHA PROJECT NO.
170227014

SHEET NUMBER



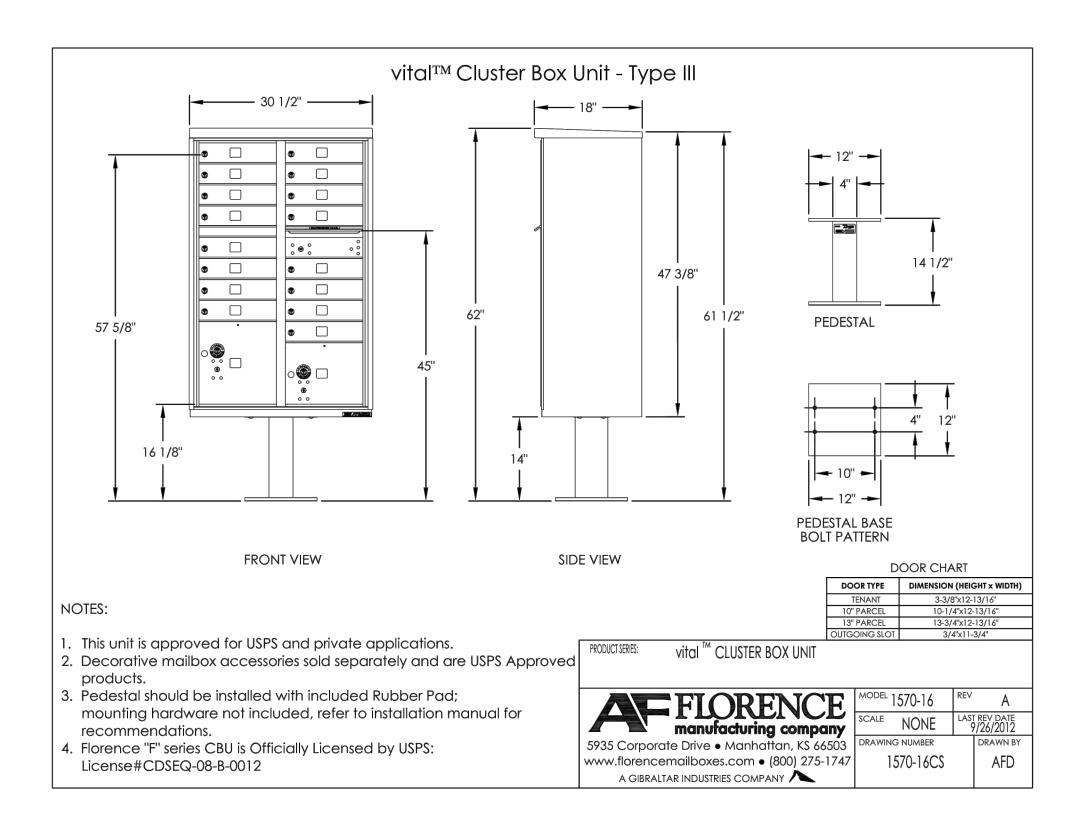
Kimley»Horn

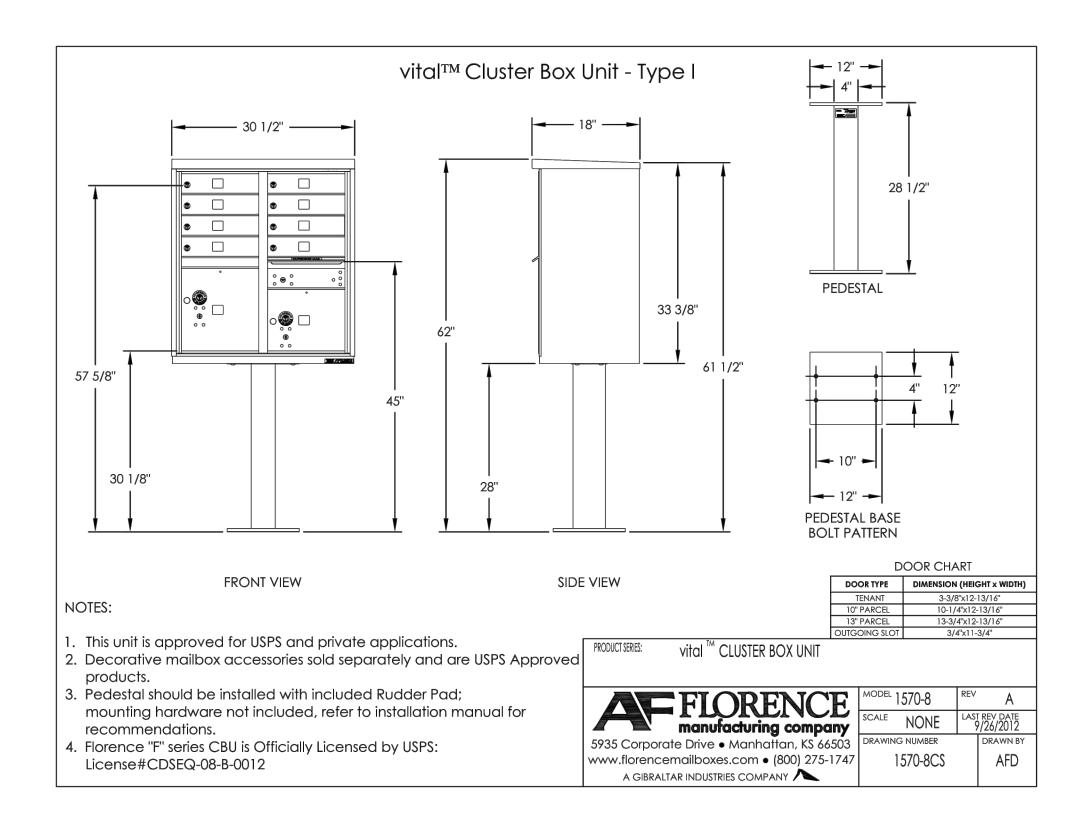
GRAND COMMUNITIES, LLC

MAILBOX

OASIS AT HYDE PARK PRELIMINARY DEVELOPMENT PLAN

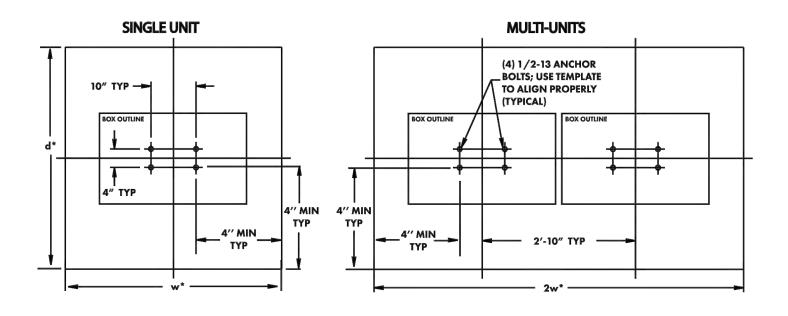
ORIGINAL ISSUE: 03/20/2024 KHA PROJECT NO. 170227014

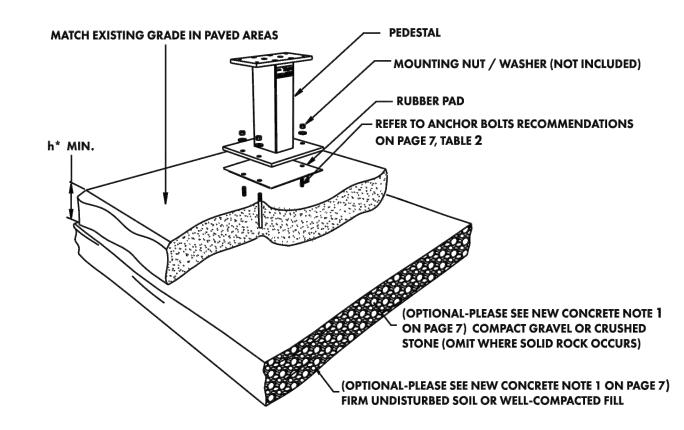




CONCRETE FOUNDATION PREPARATION

vital™ cluster box unit - 1570 "F" Series





*Pad recommendations for "h/d/w" outlined on page 7, Table 1

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CONCRETE FOUNDATION PREPARATION

vital™ cluster box unit - 1570 "F" Series

NEW CONCRETE BASE:

1) Depending on climatic and soil conditions in the area of installation, optional foundation material may be necessary as shown. Consult local building codes for recommendations.

2) Refer to Table 1 for thickness (h), width (w), and depth (d) of the concrete pad alternatives.

3) Concrete shall have a compressive strength of 3000 psi @ 28 days, contain 4% min ~ 6% max air entrapment and be placed with a 3.50~4.50 slump in accordance to 301.

4) Use wire mesh as per (Standard) or fiber reinforced concrete as per (Standard).

EXISTING CONCRETE BASE:

1) Existing concrete pad must be at least 48" wide.

2) Concrete base and anchor bolts may be reused if:

- a. existing ½" diameter expansion anchor bolts are firmly embedded in the concrete and not damaged or corroded;
- b. concrete foundation is not damaged; and
- c. bolt hole pattern of the new unit matches the installed anchor bolts.

3) Additional considerations include:

- a. if concrete is only 4" thick, then option 'b' in Table 2 below cannot be used
- b. any unused, existing anchor bolts must be cut flush to the level of the concrete surface
- c. if concrete is damaged, replacement of foundation pad is required

TABLE 1: Pad Recommendations

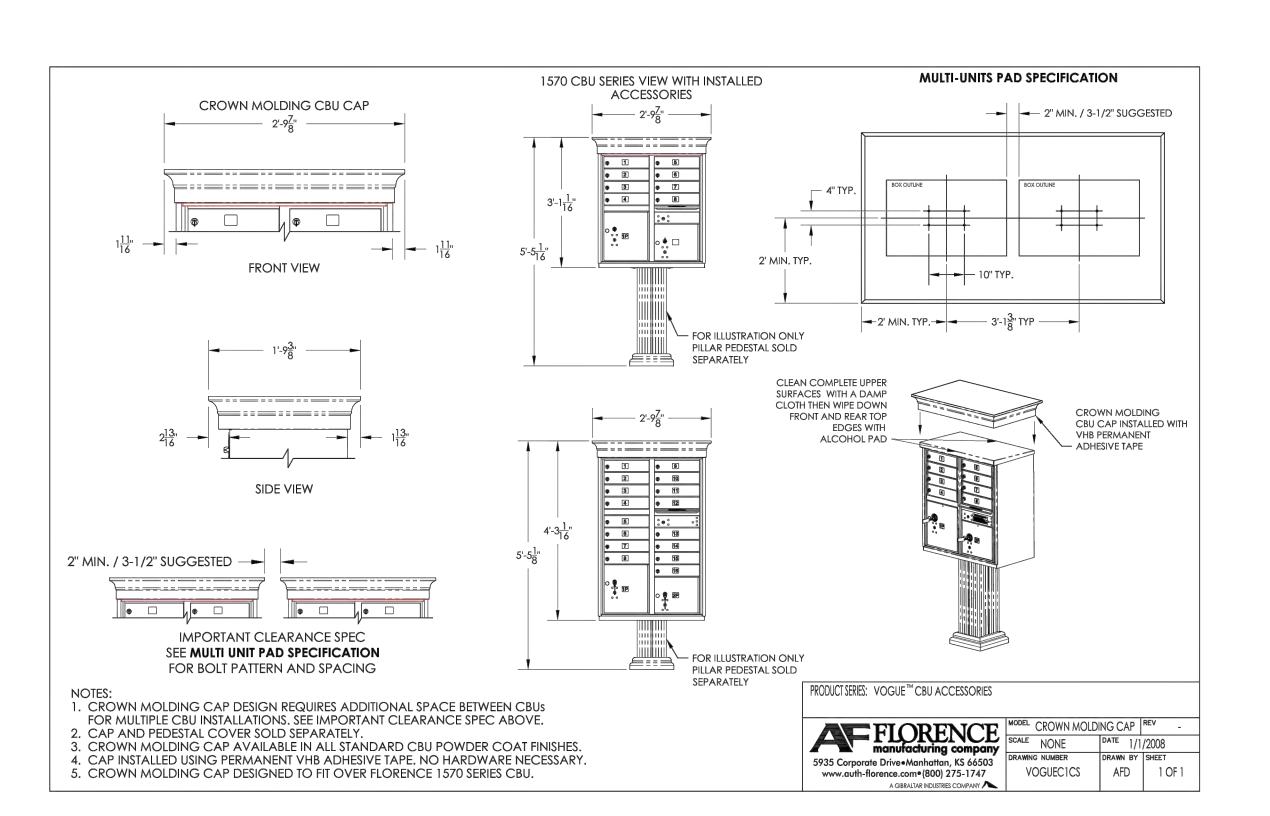
i. i da kee	II (DLL Z		
hickness)	w (Width) min	d (Depth) min	Expansion /
4"	47"	47"	
5"	44"	44"	a. Hilti Kwik Bol
6"	42"	42"	- 1/2 inch diar - Galvanized
7"	40"	40"	- KB II 12-512,
8″	39"	39"	Minimum em 3 1/2 inches

	Expansion Anchor Bolt Recommendations (or equivalent)
a.	Hilti Kwik Bolt II (www.hilti.com) - 1/2 inch diameter x 5 1/2 inches overall length - Galvanized - KB II 12-512, Stainless Steel Minimum embedment in concrete must be at least 3 1/2 inches
b.	ITW Ramset Redhead Turbolt (www.hilti.com) - 1/2 inch diameter x 7 inches overall length - Galvanized Minimum embedment in concrete must be at least 4 1/8 inches
c.	Rawl Stud (www.rawl.com) - 1/2 inch diameter x 5 1/2 inches overall length - Galvanized

Minimum embedment in concrete must be at least

FIORENCE manufacturing company

cemailboxes.com 91194 Rev G Page 7 of 16



CBU'S WITH CROWN
MOLDING CAP
COLOR: BLACK

Indiana Utilities Protection Service

ORIGINAL ISSUE:
03/20/2024

KHA PROJECT NO.
170227014

SHEET NUMBER

OASIS

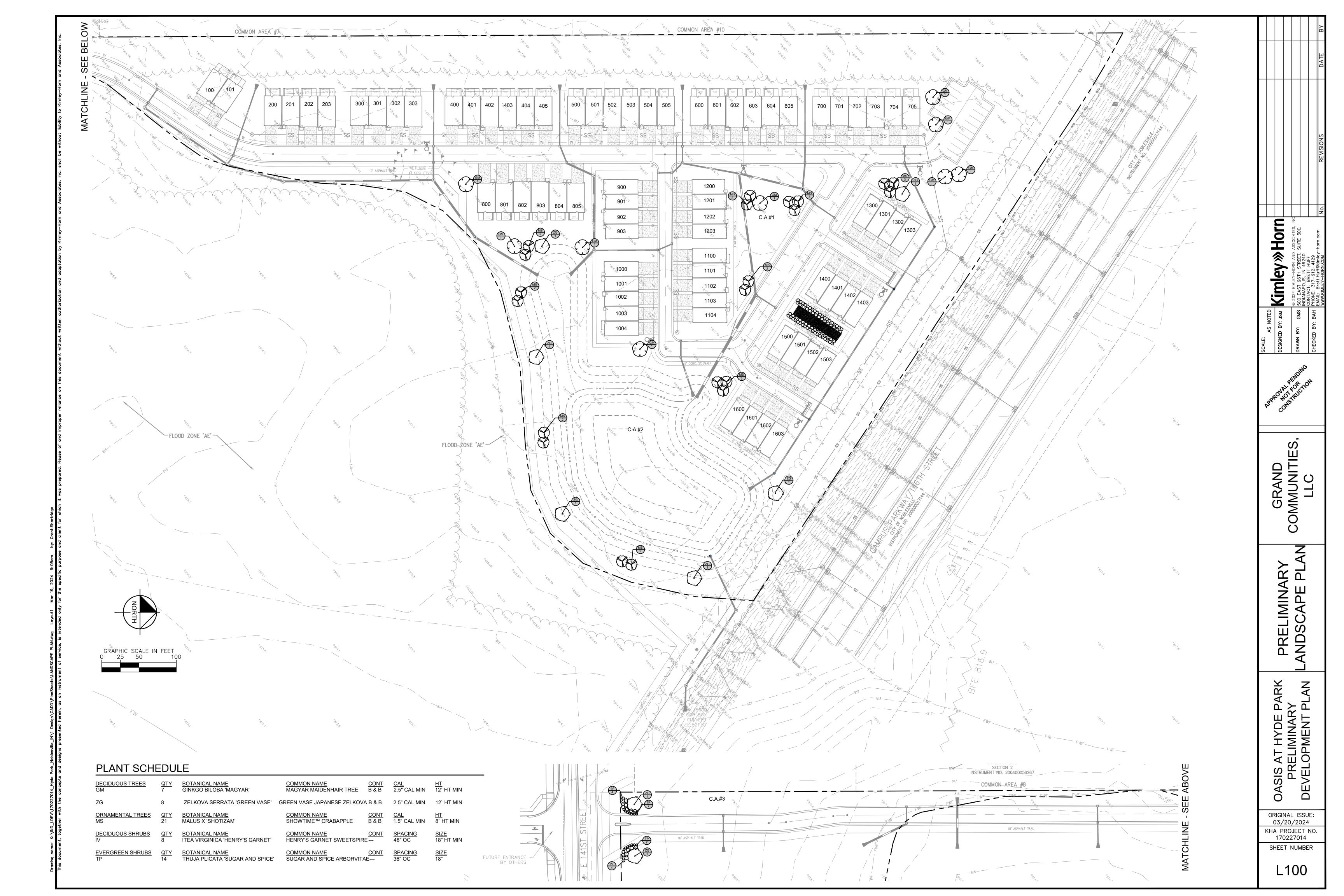
Kimley » Horn

GRAND COMMUNITI LLC

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 \Box



ORDINANCE NO. <u>0X-0X-24</u>

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE AND OFFICIAL ZONING MAP, ALL PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

	CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA
	Document Cross Reference Nos and
Hamilton Cou	Ordinance amends the Unified Development Ordinance for the City of Noblesville, anty, Indiana, enacted by the City of Noblesville under authority of Chapter 174 of E Indiana General Assembly 1947, as amended.
conducted a promeeting as req	REAS , the Plan Commission of the City of Noblesville (the "Plan Commission") ublic hearing on Docket Number LEGP-XXXX-2024 at its, 2024 uired by law concerning a change of zoning of certain property described in Exhibit reto (the "Real Estate") containing 12.09 acres, and depicted in Exhibit B attached
said amendme	REAS , the Plan Commission has sent a Favorable recommendation for adoption of ent with a vote of (_) AYES and (_) NAYS to the Common Council of blesville Hamilton County, Indiana (the "Common Council");
	THEREFORE, BE IT ORDAINED by the Common Council at its meeting in n, that the Unified Development Ordinance and Official Zoning Map, are hereby bllows:
Section 1.	The Official Zone Map is hereby amended to change the zoning of the parcel legally described in Exhibit A and visually depicted in Exhibit B from (i) the Corporate Campus Planned Development ("CCPD") 146 th Street Corridor Subdistrict and Single-family / Multi-family / Commercial / Office / Flex Land Use Type to the CCPD Mixed Residential Subdistrict and Single-family / Multi-family / Commercial / Office / Flex Land Use Type.
Section 2.	That the Zoning map shall be updated concurrently to reflect the changes referred to in Section 1 .

[The remainder of this page intentionally left blank; signature page follows.]

publication in accordance with the law.

Section 3.

This Ordinance shall be in full force and effect from and upon its adoption and

Approved on this day of		, 2024 by the Common Council of the City	
of Noblesville, Indiana:			
AYE		NAY	ABSTAIN
	Darren Peterson		
	Meghan Wiles		
	Pete Schwartz		
	Evan Elliott		
	Michael J. Davis		
	Todd Thurston		
	Aaron Smith		
	Mark Boice		
	David Johnson		
	,		

 $\label{eq:attest} \mbox{ATTEST:} \ \underline{\mbox{Evelyn L. Lees, City Clerk}}$

Presented by me to the Mayor of the	City of Noblesville, Indiana, this day of
, 2024 at	.M.
	Evelyn L. Lees, City Clerk
<u>N</u>	MAYOR'S APPROVAL
Chris Jensen, Mayor	Date
	MAYOR'S VETO
Chris Jensen, Mayor	Date
ATTEST: Evelyn L. Lees, City Clerk	_ _ K

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: <u>Jon C. Dobosiewicz</u>

Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106.

Oasis at Hyde Park - Rezone Ordinance 2 031824

EXHIBIT A

Legal Description (Page 1 of 1)

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER: THENCE ALONG THE WEST LINE THEREOF SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST (BASIS OF BEARINGS) 415.19 FEET TO THE SOUTH LINE OF THE CITY OF NOBLESVILLE PER INSTRUMENT NUMBER 200600017144 EXHIBIT C-1 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST 1485.69 FEET TO THE WEST LINE OF THE LAND OF NOBLESVILLE PER SAID INSTRUMENT NUMBER 200600017144 EXHIBIT A-2; THENCE THE FOLLOWING TWENTY TWO (22) COURSES ALONG THE WESTERLY AND SOUTHERLY LINES OF LAST SAID INSTRUMENT EXHIBITS A-2 AND C-1; (1) NORTH 15 DEGREES 45 MINUTES 34 SECONDS EAST 28.24 FEET; (2) NORTH 29 DEGREES 29 MINUTES 35 SECONDS EAST 115.65 FEET; (3) NORTH 38 DEGREES 19 MINUTES 52 SECONDS EAST 120.34 FEET: (4) NORTH 34 DEGREES 39 MINUTES 09 SECONDS EAST 38.27 FEET; (5) NORTH 18 DEGREES 16 MINUTES 54 SECONDS EAST 38.27 FEET; (6) NORTH 11 DEGREES 16 MINUTES 41 SECONDS EAST 78.43 FEET; (7) NORTH 09 DEGREES 02 MINUTES 28 SECONDS EAST 47.07 FEET; (8) NORTH 02 DEGREES 12 MINUTES 14 SECONDS EAST 47.07 FEET; (9) NORTH 08 DEGREES 24 MINUTES 29 SECONDS EAST 64.63 FEET; (10) NORTH 26 DEGREES 28 MINUTES 14 SECONDS EAST 56.74 FEET; (11) NORTH 44 DEGREES 13 MINUTES 49 SECONDS EAST 62.61 FEET; (12) NORTH 63 DEGREES 30 MINUTES 53 SECONDS EAST 72.75 FEET; (13) NORTH 75 DEGREES 30 MINUTES 30 SECONDS EAST 103.50 FEET; (14) NORTH 86 DEGREES 04 MINUTES 39 SECONDS EAST 104.27 FEET; (15) NORTH 83 DEGREES 05 MINUTES 48 SECONDS EAST 62.21 FEET; (16) NORTH 65 DEGREES 44 MINUTES 51 SECONDS EAST 62.67 FEET; (17) NORTH 42 DEGREES 21 MINUTES 48 SECONDS EAST 59.79 FEET; (18) NORTH 21 DEGREES 25 MINUTES 00 SECONDS EAST 69.58 FEET; (19) NORTH 12 DEGREES 38 MINUTES 35 SECONDS EAST 88.13 FEET; (20) NORTH 04 DEGREES 08 MINUTES 52 SECONDS EAST 77.20 FEET; (21) NORTH 56 DEGREES 33 MINUTES 09 SECONDS WEST 778.31 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1332.39 FEET AND A CHORD BEARING NORTH 59 DEGREES 20 MINUTES 04 SECONDS WEST 129.34 FEET: (22) NORTHWESTERLY ALONG SAID CURVE 129.39 FEET TO THE POINT OF BEGINNING, CONTAINING 12.09 ACRES, MORE OR LESS.

EXHIBIT B

Legal Description (Page 1 of 1)



TAB 7

ORDINANCE NO. <u>0X-0X-24</u>

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE, A PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

Document Cross Reference Nos and
This Ordinance (the "Oasis at Hyde Park PD Ordinance" or "PD Ordinance") amends the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, (the "UDO") enacted by the City of Noblesville, Indiana (the "City") under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.
WHEREAS, the Plan Commission of the City of Noblesville (the "Plan Commission" conducted a public hearing on Docket Number LEGP-XXXX-2024 at its, 2024 meeting, as required by law, in regard to the application (the "Petition") filed by Grand Communities, LLC (the "Developer") concerning a change of zoning of certain property legally described in Exhibit A attached hereto (the "Real Estate" which is also referred to herein as the "District") and the adoption of a preliminary development plan to be known, collectively with attached Exhibits, as the "Oasis at Hyde Park Preliminary Development Plan", as further described in Section 3 below (the "Preliminary Development Plan"); and,
WHEREAS, the Plan Commission has sent a Recommendation for adoption of said amendment with a vote of (_) AYES and (_) NAYS to the Common Council of the City of Noblesville Hamilton County, Indiana (the "Common Council");
NOW, THEREFORE, BE IT ORDAINED by the Common Council at its meeting in regular session, hereby adopts this Oasis at Hyde Park PD Ordinance, as an amendment to the UDO and the Official City of Noblesville Zoning Map (the "Zoning Map"), to read as follows:
Section 1 Applicability of Oudingsee

Section 1. Applicability of Ordinance.

- A. The District's underlying zoning district shall be the Corporate Campus Planned Development ("CCPD") District, with an underlying Mixed Residential Subdistrict and Single-family / Multi-family / Commercial / Office / Flex Land Use Type of the UDO; (the "Underlying District").
- B. Development in this District shall be governed entirely by (i) the provisions of this Oasis at Hyde Park PD Ordinance and its exhibits, and (ii) those provisions of the

UDO in effect as of the date of adoption of this PD Ordinance, and applicable to the CCPD Mixed Residential Subdistrict of the UDO, except as modified, revised, supplemented or expressly made inapplicable by this PD Ordinance (collectively, the "Governing Standards").

C. All provisions and representations of the UDO that conflict with the provisions of this Oasis at Hyde Park PD Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Oasis at Hyde Park PD Ordinance.

Section 2. Permitted Uses.

- A. All uses permitted in the Underlying District including (townhome) dwellings shall be permitted within the District; however, the maximum number of Dwelling Units shall not exceed seventy-four (74). Townhome dwellings shall be regulated as a permitted Use under Appendix D of the UDO as (two-family and multi-family of 3 or more dwelling units) Uses.
- B. Accessory Uses and Accessory Structures customarily incidental to any permitted use shall be permitted.

Section 3. Preliminary Development Plan.

- A. Full sized, scaled development plans are on file with the City's Planning and Development Department with a revision date of ______, 2024. What is attached hereto as **Exhibit B** is a general representation of the full sized plans and **Exhibit B**, together with the full sized plans, shall be collectively referred to as the "Preliminary Development Plan".
- B. The Preliminary Development Plan is hereby incorporated herein and approved. Pursuant to Article 8 of the UDO, the Preliminary Development Plan is intended to establish the basic goals and policies, bulk standards, variations/waivers from the Underlying District and layout of the District.
- **Section 4. Residential Regulations.** The requirements applicable to the Underlying District included in Article 8, Part E, Section 4(B), 4(C) and 4(E) shall not apply, instead the following shall apply:
 - A. Bulk Requirements:

Requirements	Oasis at Hyde Park PD Standards
Maximum Density	74 Dwellings
Minimum Lot Area per Dwelling Unit	Not Applicable
Minimum Lot Width	Not Applicable
Maximum Building Height	45 ft.
Minimum Front Yard Setback	Not applicable
Minimum Side Yard Setback	10 ft. building separation

Minimum Rear Yard Setback	Not applicable - 20 ft. as measured from back of Alley curb
Maximum Permitted Floor Area Ratio	Not applicable
Minimum Floor Area (per dwelling unit):	1,550 sq. ft.
Maximum Lot Coverage	Not applicable

- B. Lots may front on a public right of way or access an internal private drive/alley.
- C. Corner Lot standards of the UDO shall not apply to townhome dwellings.
- **Section 5. Architectural Standards.** The requirements included in Article 8, Part E, Section 5 shall not apply, instead the following shall apply to the District:

A.	The approved elevations shall be the set of townhome building elevations on f	žΙ¢
	with the City's Planning and Development Department as submitted on	
	, 2024, amended, 2024, as reviewed and approved by the City	y's
	Architectural Review Board or the City's PUD/Plat Committee, whichever boo	dy
	shall have reviewed the elevations, at its , 2024 meeting (the "Approv	rec
	Elevations").	

- B. The Approved Elevations are hereby incorporated and approved. All townhome buildings shall be substantially consistent with the Approved Elevations. The Director of Planning and Development, including his or her designees, shall review and approve townhome building elevations at the time of filing of the Detailed Development Plan and/or Building Permit for compliance and consistency with the Approved Elevations.
- C. The elevations of any townhome building that substantially varies from an Approved Elevations shall be submitted for review and approval by the Director of Planning and Development if in compliance with the Architectural Standards hereby incorporated under Exhibit C or require approval by the Architectural Review Board or the City's PUD/Plat Committee, whichever body shall have reviewed the elevations, if not found in compliance with the standards included in Exhibit C. The Architectural Review Board's or the City's PUD/Plat Committee's, whichever body shall have reviewed the elevations, review of said elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the District and the Approved Elevations.
- D. Front, rear and side townhome elevations (Character Illustrations) are included under **Exhibit D** which are representative of the Approved Elevations.
- Section 6. Parking and Loading Standards. The standards of Article 10, Off-Street Parking and Loading, of the UDO rather than Article 8, Part E, Section 6 of the UDO shall apply, except as modified below:

- A. All dwellings shall have a two (2)-car attached garage including a driveway which is a minimum of twenty (20) feet in length to accommodate parking of two (2) vehicles outside of the garage.
- B. Paring areas shall be set back a minimum of five (5) feet from the property line abutting any street.
- <u>Section 7.</u> <u>Sign Standards.</u> Signs within the District shall comply with Article 11 of the UDO, except as modified below:
 - A. Article 11, Part C, Section 1.b.9, Landscaping shall not apply.
 - B. An entry monument sign with a height of eight (8) feet and thirty-five square feet of area per sign face, as depicted in **Exhibit F**, shall be permitted at the entrance along 136th Street. The sign location shall be permitted within the traffic island at the entrance along 136th Street.
- **Section 8. Landscaping and Open Space Standards.** The standards of Article 12 and Article 8, Part E of the UDO shall not apply, instead the following shall apply:
 - A. <u>Dwelling Landscaping</u>. Building base landscaping plantings shall be as illustrated on **Exhibit E**.
 - B. <u>Landscape Buffer Yards</u>. Landscape Buffer Yards and Peripheral Yards shall be provided as shown generally on the Preliminary Development Plan.
 - 1. The Preliminary Development Plan shall provide details including width, area, tree preservation and required plant material.
 - 2. No buffer yard shall be required along the east perimeter of the site between Campus Parkway and 141st Street.
 - C. <u>Open Space</u>. Open Space shall be provided substantially in the size, configuration and locations depicted on the Preliminary Development Plan.
- **Section 9. Lighting Standards.** The standards of Article 13, Environmental Performance Standards, of the UDO, shall apply, except as modified below:
 - A. Street lights shall be required as illustrated on the Preliminary Development Plan.
 - B. Light fixtures shall be required (i) between garage doors and (ii) adjacent to each front door. Photocell control shall be required for lights between garage doors.
- Section 10. Infrastructure Standards. Unless otherwise stated within this Oasis at Hyde Park PD Ordinance, all public infrastructure within the District shall adhere to the City's standards and design criteria, subject to the following specific waivers that are hereby approved / permitted.

- A. Streets may be Public or Private.
- B. The subdivision (platting) of lots on a private easement (alley/internal drive without street frontage) shall be permitted.
- C. Sidewalks and Paths shall be required as illustrated on the Preliminary Development Plan.
- D. The typical section for internal streets is detailed on the Preliminary Development Plan and shall use the Local (Residential) pavement section per the City of Noblesville Construction Standards.
- E. Utility easements shall be a minimum of ten (10) feet wide.

Section 11. Procedures:

- A. <u>Detailed Development Plan:</u> Approval of any Detailed Development Plan ("DDP") shall follow the procedures set out in Article 8 of the UDO, subject to the following clarification:
 - 1. The Director of Planning and Zoning shall approve a Minor Change; and
 - 2. If a DDP includes a Major Change from the approved Preliminary Development Plan, then, prior to approval of the DDP, The Major Change shall be reviewed and approved by the Technical Advisory Committee and the Plan Commission based upon compliance with the Governing Standards set forth herein and shall be compatible and consistent with the intended quality and character of the District.
- B. <u>Secondary Plat</u>: A Secondary Plat shall be submitted for review and approval as part of any approved DDP.
- C. <u>Major Change</u>. For purposes of this PD Ordinance, a "Major Change" shall mean: (i) a substantial change to the <u>location</u> of a perimeter entrance as shown on the Preliminary Development Plan; and (ii) significant changes to the drainage management systems, including, but not limited to, BMP's and legal drains.
- D. <u>Minor Change</u>. For purposes of this PD Ordinance, a "Minor Change" shall mean any change that: (i) is not a Major Change; and (ii) is consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance for the District.
- <u>Section 12.</u> <u>Effective Date.</u> This Oasis at Hyde Park PD Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

[The remainder of this page intentionally left blank; signature page follows.]

Approved on this	day of	, 2024 by the Cor	nmon Council of the City
of Noblesville, Indiana:			
AYE		NAY	ABSTAIN
	Darren Peterson		
	Meghan Wiles		
	Pete Schwartz		
	Evan Elliott		
	Michael J. Davis		
	Todd Thurston		
	Aaron Smith		
	Mark Boice		
	David Johnson		
ATTEST:Evelyn L. Le	es, City Clerk		

Presented by me to the Mayor of the	City of Noblesville, Indiana, this day of
, 2024 at	M.
	Evelyn L. Lees, City Clerk
<u>1</u>	MAYOR'S APPROVAL
Chris Jensen, Mayor	Date
	MAYOR'S VETO
Chris Jensen, Mayor	Date
ATTEST: Evelyn L. Lees, City Clerk	_ K

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: <u>Jon C. Dobosiewicz</u>

Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106.

Oasis at Hyde Park - PD Ordinance 4 032024

EXHIBIT A

Legal Description (Page 1 of 3)

PARCEL 1

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER: THENCE ALONG THE WEST LINE THEREOF SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST (BASIS OF BEARINGS) 415.19 FEET TO THE SOUTH LINE OF THE CITY OF NOBLESVILLE PER INSTRUMENT NUMBER 200600017144 EXHIBIT C-1 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST 1485.69 FEET TO THE WEST LINE OF THE LAND OF NOBLESVILLE PER SAID INSTRUMENT NUMBER 200600017144 EXHIBIT A-2; THENCE THE FOLLOWING TWENTY TWO (22) COURSES ALONG THE WESTERLY AND SOUTHERLY LINES OF LAST SAID INSTRUMENT EXHIBITS A-2 AND C-1; (1) NORTH 15 DEGREES 45 MINUTES 34 SECONDS EAST 28.24 FEET; (2) NORTH 29 DEGREES 29 MINUTES 35 SECONDS EAST 115.65 FEET; (3) NORTH 38 DEGREES 19 MINUTES 52 SECONDS EAST 120.34 FEET; (4) NORTH 34 DEGREES 39 MINUTES 09 SECONDS EAST 38.27 FEET; (5) NORTH 18 DEGREES 16 MINUTES 54 SECONDS EAST 38.27 FEET; (6) NORTH 11 DEGREES 16 MINUTES 41 SECONDS EAST 78.43 FEET; (7) NORTH 09 DEGREES 02 MINUTES 28 SECONDS EAST 47.07 FEET; (8) NORTH 02 DEGREES 12 MINUTES 14 SECONDS EAST 47.07 FEET; (9) NORTH 08 DEGREES 24 MINUTES 29 SECONDS EAST 64.63 FEET; (10) NORTH 26 DEGREES 28 MINUTES 14 SECONDS EAST 56.74 FEET; (11) NORTH 44 DEGREES 13 MINUTES 49 SECONDS EAST 62.61 FEET; (12) NORTH 63 DEGREES 30 MINUTES 53 SECONDS EAST 72.75 FEET; (13) NORTH 75 DEGREES 30 MINUTES 30 SECONDS EAST 103.50 FEET; (14) NORTH 86 DEGREES 04 MINUTES 39 SECONDS EAST 104.27 FEET; (15) NORTH 83 DEGREES 05 MINUTES 48 SECONDS EAST 62.21 FEET; (16) NORTH 65 DEGREES 44 MINUTES 51 SECONDS EAST 62.67 FEET: (17) NORTH 42 DEGREES 21 MINUTES 48 SECONDS EAST 59.79 FEET; (18) NORTH 21 DEGREES 25 MINUTES 00 SECONDS EAST 69.58 FEET; (19) NORTH 12 DEGREES 38 MINUTES 35 SECONDS EAST 88.13 FEET; (20) NORTH 04 DEGREES 08 MINUTES 52 SECONDS EAST 77.20 FEET: (21) NORTH 56 DEGREES 33 MINUTES 09 SECONDS WEST 778.31 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1332.39 FEET AND A CHORD BEARING NORTH 59 DEGREES 20 MINUTES 04 SECONDS WEST 129.34 FEET: (22) NORTHWESTERLY ALONG SAID CURVE 129.39 FEET TO THE POINT OF BEGINNING, CONTAINING 12.09 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 2

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER: THENCE ALONG THE WEST LINE THEREOF SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST (BASIS OF BEARINGS) 1924.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00 DEGREES 13 MINUTES 37 SECONDS EAST 697.84 FEET TO THE NORTH LINE OF THE CITY OF NOBLESVILLE PER INSTRUMENT NUMBER 200600017144 EXHIBIT A-5 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE THE FOLLOWING THIRTY TWO (32) COURSES ALONG THE NORTHERLY AND WESTERLY LINES OF LAST SAID INSTRUMENT EXHIBITS A-5 AND A-2; (1) NORTH 89 DEGREES 15 MINUTES 34 SECONDS EAST 670.73 FEET; (2) NORTH 01 DEGREES 24 MINUTES 10 SECONDS WEST 3.92 FEET; (3) NORTH 14 DEGREES 40 MINUTES 12 SECONDS WEST 12.89 FEET; (4) NORTH 25 DEGREES 37 MINUTES 50 SECONDS WEST 7.79 FEET; (5) NORTH 34 DEGREES 49 MINUTES 51 SECONDS WEST 9.58 FEET; (6) NORTH 41 DEGREES 09 MINUTES 52 SECONDS WEST 61.63 FEET; (7) NORTH 44 DEGREES 03 MINUTES 03 SECONDS WEST 38.64 FEET; (8) NORTH 49 DEGREES 49 MINUTES 23 SECONDS WEST 38.84 FEET: (9) NORTH 57 DEGREES 49 MINUTES 58 SECONDS WEST 15.67 FEET; (10) NORTH 58 DEGREES 15 MINUTES 10 SECONDS WEST 16.20 FEET; (11) NORTH 79 DEGREES 48 MINUTES 36 SECONDS WEST 19.14 FEET; (12) SOUTH 89 DEGREES 20 MINUTES 21 SECONDS WEST 14.04 FEET; (13) SOUTH 80 DEGREES 25 MINUTES 50 SECONDS WEST 13.21 FEET; (14) SOUTH 71 DEGREES 19 MINUTES 04 SECONDS WEST 40.77 FEET; (15) SOUTH 77 DEGREES 28 MINUTES 43 SECONDS WEST 20.23 FEET; (16) SOUTH 88 DEGREES 36 MINUTES 55 SECONDS WEST 17.30 FEET; (17) NORTH 80 DEGREES 03 MINUTES 33 SECONDS WEST 18.19 FEET; (18) NORTH 69 DEGREES 20 MINUTES 25 SECONDS WEST 15.40 FEET; (19) NORTH 57 DEGREES 31 MINUTES 52 SECONDS WEST 21.59 FEET; (20) NORTH 48 DEGREES 03 MINUTES 02 SECONDS WEST 113.51 FEET; (21) NORTH 44 DEGREES 05 MINUTES 35 SECONDS WEST 107.67 FEET; (22) NORTH 47 DEGREES 21 MINUTES 23 SECONDS WEST 23.44 FEET; (23) NORTH 58 DEGREES 36 MINUTES 33 SECONDS WEST 27.01 FEET; (24) NORTH 70 DEGREES 39 MINUTES 32 SECONDS WEST 27.00 FEET; (25) NORTH 78 DEGREES 38 MINUTES 38 SECONDS WEST 70.29 FEET; (26) NORTH 70 DEGREES 52 MINUTES 01 SECONDS WEST 14.87 FEET; (27) NORTH 53 DEGREES 22 MINUTES 55 SECONDS WEST 16.81 FEET; (28) NORTH 35 DEGREES 14 MINUTES 14 SECONDS WEST 18.06 FEET; (29) NORTH 21 DEGREES 22 MINUTES 32 SECONDS WEST 9.08 FEET; (30) NORTH 10 DEGREES 45 MINUTES 32 SECONDS WEST 112.46 FEET; (31) NORTH 00 DEGREES 23 MINUTES 31 SECONDS EAST 93.64 FEET; (32) NORTH 05 DEGREES 53 MINUTES 54 SECONDS WEST 90.77 FEET TO THE POINT OF BEGINNING, CONTAINING 3.45 ACRES, MORE OR LESS.

Legal Description (Page 3 of 3)



EXHIBIT B

PRELIMINARY DEVELOPMENT PLAN

(See following pages)



Note: A larger scale copy of the Preliminary Development Plan is on file with the Planning Department under Application No. LEGP-XXXX-2024.

EXHIBIT C

ARCHITECTURAL STANDARDS – TOWNHOMES

(Page 1 of 1)

Architectural Feature	Oasis at Hyde Park Standard
Corner Breaks (minimum)	4 per building
Front Façade Masonry (minimum)	70% excluding doors, windows and roof
Secondary Façade Masonry (minimum)	Four (4) feet excluding doors and windows
Prohibited Siding Materials	Vinyl and Aluminum
Roof Pitch (minimum)	5:12
Roof Overhang (minimum inches measured from framing)	12"
Number of Windows – Primary Façade (minimum)	12 per building
Number of Windows – Secondary Façade (minimum)	6 per building

EXHIBIT D

CHARACTER EXHIBITS – TOWNHOMES

(See following pages)

Insert post Committee Review

EXHIBIT E

DWELLING LANDSCAPING

(See following pages)

Insert post TAC

EXHIBIT F

Entrance Signage Exhibit

(Page 1 of 1)

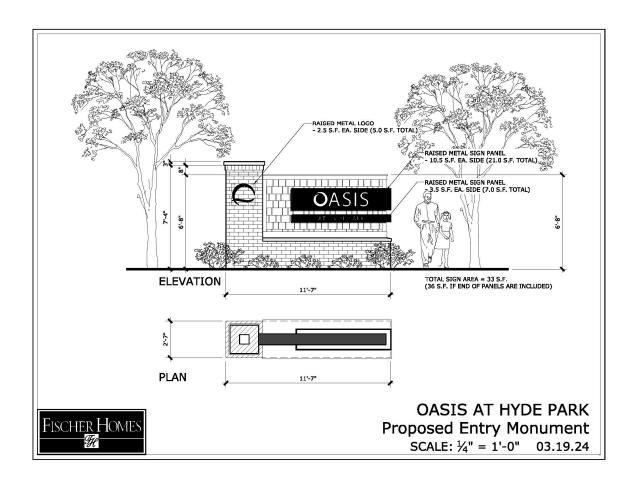


EXHIBIT G

WAIVERS

The below is a list of Waivers (intended to summarize the text of the PD Ordinance) from the underlying UDO standards.

- A. Elimination of Minimum lot area per lot,
- B. Elimination of Minimum lot width per lot,
- C. Elimination of front yard setback,
- D. Elimination of the rear yard setback (20' required between buildings),
- E. Elimination of the maximum permitted floor area ratio per unit,
- F. Elimination of the maximum lot coverage requirement,
- G. Modification to Architectural Requirements (to address Townhome Buildings),
- H. Increase in the entry monument sign to eight (8) feet in height and located in the entry median island,
- I. Reduction in the landscaping requirements to meet what is indicated on the preliminary development plan and lot landscaping standards of the PD Ordinance,
- J. Reduction in the peripheral buffer yard as per the submitted Preliminary Development plan